

3.000 LAND USE ELEMENT

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3.001 INTRODUCTION

California State Government Code, Section 65302 (a) states:

"A LAND USE ELEMENT [WHICH] DESIGNATES THE PROPOSED GENERAL DISTRIBUTION AND GENERAL LOCATION AND EXTENT OF THE USES OF THE LAND FOR HOUSING, BUSINESS, INDUSTRY, OPEN SPACE, INCLUDING AGRICULTURE, NATURAL RESOURCES, RECREATION, AND ENJOYMENT OF SCENIC BEAUTY, EDUCATION, PUBLIC BUILDINGS AND GROUNDS, SOLID AND LIQUID WASTE DISPOSAL FACILITIES, AND OTHER CATEGORIES OF PUBLIC AND PRIVATE USES OF LAND. THE LAND USE ELEMENT SHALL INCLUDE A STATEMENT OF THE STANDARDS OF POPULATION DENSITY AND BUILDING INTENSITY RECOMMENDED FOR THE VARIOUS DISTRICTS AND OTHER TERRITORY COVERED BY THE PLAN. THE LAND USE ELEMENT SHALL ALSO IDENTIFY AREAS COVERED BY THE PLAN WHICH ARE SUBJECT TO FLOODING AND SHALL BE REVIEWED ANNUALLY WITH RESPECT TO SUCH AREAS."

Within the context of the Mariposa County General Plan, the Land Use Element sets forth the basic standards for the various land use categories in the County and prescribes specific policies for administering the land use standards.

3.100 DEFINITION OF TERMS AND PHRASES

- A. Within the Mariposa County General Plan and, with particular application within the Mariposa County General Plan land use element, specific words, terms and phrases shall have the meanings ascribed below. Words, terms or phrases not defined below may be more precisely defined elsewhere in this document. Words, terms or phrases not specifically defined below or elsewhere in this document shall have the definitions generally contained elsewhere within Mariposa County Code. In cases of conflict between definitions contained herein and in Mariposa County Code, the definition contained herein shall apply in all instances.
- B. For the purpose of this section, and when not inconsistent with the context:
 - 1. Words used herein in the present tense include the future.
 - 2. Words in the singular number include the plural, and words in the plural number include the singular.

3. The word "occupied" includes designed or intended to be occupied.
4. The word "used" includes designed or intended to be put to use.
5. The word "shall" is mandatory.

3.101 Accessory Building

A building or portion of a building subordinate to the principal building and used for the purpose customarily incident to the permitted use of the principal building.

3.102 Accessory Use

A use of land subordinate to the principal use of the land and customarily incident to the permitted use of that land.

3.1025 Agricultural Activity or Operation

Agricultural activity or operation shall mean any activity or operation which has to do with agriculture and shall include, but not be limited to, the cultivation and tillage of the soil; dairying; the production, irrigation, frost protection, cultivation, growing, harvesting and processing of any agricultural commodity, including viticulture, horticulture, timber or apiculture; the raising of livestock, fur-bearing animals, fish or poultry; and any commercial agricultural practices performed as incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

3.103 Agriculture, Commercial

Includes all activities described in "Limited Agriculture", but not including slaughter houses, fertilizer yards, bone yards, or plants for the reduction of animal matter, pig or poultry farm, or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes; all permitted agricultural activities may be primarily for commercial use or sale of the agricultural product produced and processed on the activity site.

3.104 Agriculture, Limited

The tilling of soil, raising of crops, horticulture, viticulture, grazing, dairying and/or animal husbandry including all uses customarily incidental thereto primarily for personal consumption, use or enjoyment but not including slaughter houses, fertilizer yards, bone yards, or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes and furthermore not including pig or poultry farms.

Mariposa County General Plan
Land Use Element

3.105 Agriculture, Unlimited

All agricultural uses excepting slaughter houses, fertilizer yards, bone yards, or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes.

3.106 Animal Husbandry

The breeding and raising of any and all livestock to include, but not limited to, rabbits, sheep, goats, cattle, horses, etc.

3.107 Building

Any structure having a roof supported by columns and/or by walls and intended for the shelter, housing, and/or enclosure of any person, animal or personal property.

3.1075 Commercial Purposes

Commercial purposes shall mean an activity or operation that is primarily conducted for commercial use or sale of an agricultural product or commodity on the activity or operation site with financial gain as the primary aim.

3.108 Density Bonus

The granting of such additional density as to encourage development of a desirable nature as approved by the Planning Commission and/or the Board of Supervisors.

3.109 Family

A related group of persons by blood, marriage or adoption or legally related body of persons who live together in one dwelling unit as a single housekeeping entity, including necessary servants, distinguished from a group occupying a hotel, club, fraternity, or sorority house or communes.

3.110 Farm, Pig

An area or tract of land devoted to the raising of more than two adult pigs and their litters up to six months of age.

3.111 Farm, Poultry

An area or tract of land devoted to the raising of more than 100 domestic fowl.

Section 100

The undersigned, being duly sworn, depose and say that the within and above stated facts are true and correct to the best of their knowledge and belief, and that they are not aware of any other facts which would make the foregoing untrue or misleading.

Section 101

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Section 107

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3.112 Feed Lot or Feed Yard

“Feed lot” or “feed yard” means an area where cattle or sheep are confined in numbers more than ten head to the acre for the purpose of preparing such for market. This is not to be construed as including the confinement of livestock for the temporary purpose of identification, treatment or shipping, also excepted is the confinement of a range herd for feeding when there are unusual conditions such as fire, drought, flood, etc., which demands removal of the herd from the range.

3.113 Height, Building

The vertical distance from the finished grade, or uphill side of natural grade at the uphill building foundation line or exterior wall to the highest point of the building.

3.114 Horticulture

The culture of, growing and cultivating of fruits, vegetables, nuts, flowers, and related plant material.

3.115 Junk

Any article or material which, unaltered or unchanged and without further reconditioning, can be used for its original purpose readily as when new, shall not be considered junk. “Junk” means any worn out, cast off or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.

3.116 Junk Yard

Junk yard, dismantling, or wrecking yard are synonymous and shall mean the storage of junk outside of a building on a site or area or a combination of sites contained on a parcel or lot and the storage site or sites are larger than 1000 square feet in total ground area coverage and is visible from any public street, road, or easement or from outside of the property or parcel on which the junk is stored.

The storage of equipment, machinery, or other materials used and stored in conjunction with, or accessory to, a permitted use shall not be considered a junk yard. The above provisions notwithstanding the storage of junk on any site for the purpose of resale on a regular basis shall be considered a junk yard.

2.1.2. Wetland Inventory

The purpose of the wetland inventory is to identify and map wetlands within the project area. This is done by using a combination of aerial photography, field observations, and data from the National Wetlands Inventory. The inventory will be used to determine the location and extent of wetlands, and to assess the potential impacts of the proposed project on wetlands.

2.1.3. Wetland Inventory

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Mariposa County General Plan
Land Use Element

3.117 Kennel

Kennel shall mean any premises that are used for the commercial breeding or commercial boarding of dogs. Commercial breeding shall not include a hobby breeder who may maintain and operate a non-commercial kennel upon any lot or other premises occupied by the owner or tenant as a residence, notwithstanding the occasional sales of puppies and/or dogs by the keeper of the non-commercial kennel.

Kennel, Non-Commercial shall mean a kennel at, in or adjoining a private residence where hunting or other dogs are kept for the hobby of the householder in using them for breeding, for hunting or practice tracking, for exhibiting them in dog shows and for field or obedience trials.

3.118 Lot or Parcel

- A. A parcel of real property with a separate and distinct parcel or lot number or other designation shown on a plat recorded in the office of the County Recorder, or
- B. A parcel of real property delineated on a recorded record of survey, parcel map or subdivision tract map, in the County Recorder's Office.
- C. A parcel of real property delineated on a deed recorded in the County Recorder's Office in conformance with all applicable state laws and County Code.

3.119 Lot Area

The contiguous land bounded by lot lines inclusive of land provided for public thoroughfare, floodplain, or canal. Such lot area shall be measured as a horizontal plane view, disregarding the geometric effects of the slope of the land.

3.120 Light Industrial Uses

Light industrial uses are defined as those trades or industries of a limited character, which are not detrimental to the district or to the adjoining residential areas, by reason of appearance, noise, dust, smoke, or odor, but not including any junkyard, drop forge, foundry, refinery, tannery, or any similar use the normal operation of which causes objectionable noise, odor, dust, or smoke to be emitted, radiated, or carried beyond the boundaries of the property on which the operation is located. In addition, industrial uses, manufacturing cement, lime, gypsum, or plaster of Paris, acid, explosives, fertilizer, glue, fat reduction of offal or dead animals, and the operation of stock yards and commercial slaughter of animals are

similarly excluded from the definition of Light Industrial Uses. Other similar Light Industrial Uses may be included in this definition by interpretation of the Planning Commission.

3.121 Mining

The removal of minerals, earth or construction materials from the earth, by methods including pits, tunnels, quarries, shafts, etc., and all necessary appurtenance thereto, for the purpose of resource extraction in excess of 1000 cubic yards per acre of mined lands.

3.122 Mineral or Construction Material Processing

The mechanized crushing, classifying, or processing of mined ores for the purpose of extracting and producing minerals, earth or construction materials on a site or lot.

3.123 Mobile Home Park

Any area or tract of land where two or more mobile homes are sited and the mobile home or the site it occupies is held out for rent or lease for monetary or other consideration by a property owner for the purpose of providing human habitation for residential, commercial or other purposes, except when mobile homes are used for employee housing as a permitted or conditionally permitted use provision in a land use district.

3.124 Motorcycle or Other Vehicular Racing or Competition

A race, competition or similar activity conducted by any group or individual organization at a given site.

3.125 Neighborhood Services

General retail commercial service activities, of a non-tourist service nature, intended and desirable for the provision of light basic services to an immediate residential neighborhood outside of a town planning area.

3.126 Nonconforming Use

A use of land, buildings, structures or equipment on a parcel or lot which does not conform with the land use regulations governing the parcel or lot but is a legal use by virtue of its existence prior to adoption of applicable land use regulations.

Mariposa County General Plan
Land Use Element

3.1265 Nuisance

Nuisance shall mean anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable

enjoyment of life or property. Public nuisance shall mean a nuisance which affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal. Private nuisance shall mean every nuisance which is not a public nuisance.

3.127 Open Space Preserve

An area set aside for the preservation, protection and restoration of open space which may or may not be used by the general public but restricted with respect to future development.

3.128 Public or Community Water or Sewer

A water or wastewater treatment system serving two or more lots or parcels of land and maintained by a public entity, such as a special district, or a private individual or organization in accordance with the provisions of state law and Mariposa County Code.

3.129 Public or Private Shooting Range

An area or site utilized for target practice, competition or other types of rifle, pistol or shotgun firing on a scheduled or unscheduled basis by a club, organization or general public. This definition shall not apply to an area or site on which a property owner or resident fires a pistol, rifle or shotgun for their own personal recreation.

3.130 Public Street

A public street shall mean a federal or state highway, county road or street or private road with an easement of public record. Wherein such highway, road or street is constructed in an area without benefit of an easement of public record, a public street shall mean an area thirty feet perpendicular from the approximate center of an improved portion of a highway, road or street in either direction.

3.131 Precise Plan

A plan describing specific uses, densities, improvements and implementation programs for the development of an area or site to a standard approved by the

Mariposa County General Plan
Land Use Element

Planning Commission. A precise plan may be a Planned Development Zone Application.

3.132 Specific Plan

A plan prepared by or at the direction of the County of Mariposa for a town planning area or other area where specific land use policies and standards are prescribed as defined by Government Code Section 65451 and required by the Mariposa County General Plan Land Use Element.

3.133 Town Planning Area (TPA)

An unincorporated community within the County of Mariposa which is designated as a town planning area (TPA) on the land use map of the Mariposa County General Plan.

3.134 Recreation, Commercial

Commercial recreational activities such as campgrounds, hunting preserves, shooting ranges, boat docks, recreational vehicle parks, ski resorts and similar tourist recreation facilities excluding race tracks, off road vehicle race ways, and similar vehicular uses.

3.135 Recreation, Non-Commercial

Recreational pursuits such as non-commercial hiking and horseback trails, wildlife preserves, picnicking, parks, nature study areas, public historical exhibits of a non-commercial nature, playgrounds and other similar recreational pursuits.

3.136 School, Private

An educational institution or facility which provides educational services and is operated by a private individual or organization. A private school shall include all educational institutions or facilities which are not defined as a public school. Examples of a private school include, but are not limited to, nursery/ preschools, parochial schools, and private elementary and secondary schools. Private schools shall not include teaching within a residential structure of family members who reside in the same residence.

3.137 School, Public

An educational institution or facility which provides education services and is operated by a public agency. Public schools shall not include boarding schools or other types of educational activities which provide residential facilities for temporary or permanent use by students.

3.138 Stables and Corrals

An area or site where cattle and horses are maintained in an enclosure of less than 10,000 square feet per animal or an area or an enclosure where horses or cattle are fed regularly by means other than grazing. Stables and corrals shall not include pens and loading structures used for the loading and unloading of livestock.

3.200 LAND USE ELEMENT CONCERNS

The land use policies, goals and standards of the Mariposa County General Plan are based upon the following concerns:

1. The preservation, protection, and, where appropriate, promotion of development of natural resources in water, minerals, timber, and soils.
2. A reasonable degree of protection and preservation of wildlife and scenic resources.
3. The protection, monitoring and development of resources for public recreation in scenic and historic areas, hunting and fishing areas, lakes and waterways, forests and wilderness, and community open spaces.
4. The strengthening of the economic and employment opportunities of Mariposa County through encouragement of appropriate commercial and light industrial activity, protection and expansion of agriculture and forestry, and local processing of raw materials.
5. The promotion of safe and sanitary building sites for all segments of the population--present and future.
6. The encouragement of water development, transportation, and other projects supportive to the accomplishment of the General Plan.
7. The provision and maintenance of high quality rural and community services and facilities for public health and safety, educational, cultural, and recreational benefits.
8. Density standards which reflect the constraints imposed by limited potable water resources.

3.300 LAND USE OVERALL GUIDING POLICY

The Overall Guiding Policy of the Mariposa County General Plan Land Use Element is as follows:

"TO PROMOTE A BALANCED AND FUNCTIONAL MIX OF LAND USES CONSISTENT WITH COMMUNITY VALUES, PROVIDING GUIDANCE TO PUBLIC AND PRIVATE INVESTMENT. TO REFLECT OPPORTUNITIES AND CONSTRAINTS AFFECTING LAND USE AS IDENTIFIED IN OTHER ELEMENTS OF THE MARIPOSA COUNTY GENERAL PLAN THROUGH THE ESTABLISHMENT OF AN OVERALL LAND USE PLAN FOR THE COUNTY OF MARIPOSA".

The Goals of this Element are:

- A. To establish minimum site standards to preserve, protect, and promote development of the County's natural resources.
- B. To set policies and standards that can be utilized by the County to provide a reasonable degree of protection for wildlife and scenic resources.
- C. To establish clear policies for the development of the County's natural recreational resources.
- D. To establish site standards and adopt procedures that provide for commercial and industrial development based upon suitability of access, terrain conditions, utility availability, and compatibility with adjoining uses.
- E. To establish site standards and adopt procedures that provide for clean, safe, sanitary, and economical building sites for the present and future residents of the County.
- F. To set forth policies and programs that will encourage the development of basic transportation, sewage and water systems necessary and desirable for implementing the Mariposa County General Plan.
- G. To plan development in a manner and style that will promote the availability of sufficient County revenues to provide cost effective public services.
- H. To provide the basis for coordinating land use and resource policy with federal agencies having land use management responsibilities in Mariposa County, as well as neighboring County and municipal jurisdictions.
- I. To establish clear policies that will encourage the private sector economy.

3.400 LAND USE ELEMENT POLICIES

The following policies shall be considered immediately in effect for purposes of implementing the Mariposa County Land Use Element of the General Plan. All land use categories discussed in this section are specifically described in Exhibit 3-A with respect to location.

3.401 Town Planning Areas

A. Intent

The TPA classification is designed to establish or recognize communities that serve the purposes of providing basic services and being centers of commercial and industrial activity and population concentration. As such, Town Planning Areas are considered centers of service, commerce, industry, and population. Communities in Mariposa County established as Town Planning Areas include Bear Valley, Bootjack, Catheys Valley, Coulterville, El Portal, Fish Camp, Greeley Hill, Hornitos, Mariposa, Mt. Bullion, and Wawona.

B. Development Policy

Specific development standards for Town Planning Areas will be established by a Specific Plan for the community. The Specific Plan will address land use issues confronting the community and establish land use standards and regulations. Specific zoning regulations will be developed to implement the Specific Plan. The land use development standards of the Specific Plan may function as zoning regulations for the Town Planning Area.

For those communities designated as Town Planning Areas for which a Specific Plan has not been adopted, the following uses are appropriate: residential and general uses as listed in Section 3.603.E. Neighborhood commercial uses such as convenience stores, professional offices, personal service uses, restaurants, and banks, and resort commercial uses such as motels, hotels, campgrounds, and RV parks may be appropriate provided the uses do not have a significant impact on the site and surrounding land uses.

The minimum parcel size requirements for the TPA classification are two and one-half (2 1/2) acres with on-site septic system and private well, one (1) acre with service from a community water supply or sewage disposal system, and nine thousand (9,000) square feet with service from a community water supply and sewage disposal system. To minimize land use compatibility conflicts

Mariposa County General Plan
Land Use Element

with adjacent land use classifications and other uses in the TPA classification, the minimum area requirement for campgrounds and RV parks is five (5) acres, and specific density standards should be developed for campgrounds and RV parks.

C. Zoning

In Town Planning Areas with adopted Specific Plans, specific zoning regulations will be developed to implement the Specific Plan. If no specific zoning regulations have been adopted, the land use development standards of the Specific Plan will regulate land use and development in the Town Planning Area.

In Town Planning Areas without an adopted Specific Plan, the Town Planning Area (TPA), Neighborhood Commercial-I (CN-1), Neighborhood Commercial-2 (CN-2), and Resort Commercial (CR) zone districts are appropriate.

3.402 Rural Areas

A. The following land use categories are to be considered appropriate for the rural areas of the County:

1.	Rural Residential	"RR"
2.	Industrial Mining	"IM"
3.	Public Sites	"PS"
4.	Agricultural Exclusive	"AE"
5.	Mountain General	"MG"
6.	Mountain Home	"MH"
7.	Mountain Transition	"MT"
8.	Mountain Preserve	"MP"
9.	Public Domain	"PD"
10.	Open Watershed Conservation	"OWC"
11.	Open Scenic Conservation	"OSC"
12.	General Forest	"GF"

B. The above described land use classifications, as described and located elsewhere in this section, shall be considered adequate to provide for the long term development needs of the County.

C. Specific zoning establishing lower density (larger minimum lot size) or use standards shall be found in conformance with the Mariposa County General Plan Land Use Element where such standards are desirable or necessary for purposes of establishing development preserves.

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20	Public Health	199

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Mariposa County General Plan
Land Use Element

- D. All subdivisions, zoning and special use permits shall be required to conform with the goals, policies, and standards contained in all elements of the Mariposa County General Plan.
- E. Rural land use designations and development policies may be applied within TPAs where it is found to be desirable or necessary for purposes of preserving or protecting public health and safety.

3.403 Rural Commercial, Industrial and Recreational Uses

A. Home Enterprises

Home enterprises on a parcel of land shall be considered as a permitted use in the RR, MH, MT, MG, GF, MP, and AE land use classifications, subject to the following:

1. On site sales shall be limited to the sale of products fabricated or produced on site or merchandise that is sold as a secondary enterprise and is related to the primary enterprise;
2. The on-site use has no more than one (1) employee per acre up to twenty (20) employees. The use shall be operated by the owner of the business who shall reside on the property on a permanent basis.
3. The use and its principal activities are conducted primarily within structures or dwellings;
 - a. No outdoor storage and no more than 10% of the total business activity is conducted outside;
 - b. The exterior use and any supporting activities or facilities are located at least fifty feet from all external property lines, streets, roads, or other public right of ways.
4. "Business owner" shall mean a person who controls a 50% or more ownership in the business or corporation operating said business, or if no one party controls 50% or more of the business, the person who controls the greatest percentage of ownership in the business or corporation operating said business.

- D. All subdivisions, except for those that are subject to a local ordinance, shall be subject to the same standards and standards established by the local ordinance.
- E. Local land use ordinances and development policies may be adopted after the local ordinance is adopted by the local government.

2.02.02.01 Industrial and Professional Use

2.02.02.01.01 General

The purpose of this chapter is to provide a framework for the development and use of industrial and professional land. The purpose of this chapter is to provide a framework for the development and use of industrial and professional land.

On the basis of the findings of the study, the following recommendations are made: The purpose of this chapter is to provide a framework for the development and use of industrial and professional land.

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Mariposa County General Plan
Land Use Element

5. "Property" shall mean that property which is contiguous to and under the same ownership as the parcel on which the business is located. If a portion of the property is sold or transferred, the home enterprise/ rural home industry shall comply with the standards of this section upon and after transfer of the property.

B. Rural Home Industry

Rural Home Industry is a permitted use in the same zones as listed in Home Enterprise above except RR. These are trades or industries of a limited character, which are not detrimental to the district or to the adjoining residential areas, by reason of appearance, noise, dust, smoke or odor. Excludes any use the normal operation of which causes objectionable noise, odor, dust, or smoke to be emitted, radiated, or carried beyond the boundaries of the property on which the operation is located. Rural Home Industries are subject to the same standards specified for a Home Enterprise, with the following exceptions and additional conditions:

1. If a parcel has both a Home Enterprise and a Rural Home Industry, an aggregate of no more than one (1) employee per acre up to twenty (20) employees is permitted.
2. Storage of supplies or materials may take place outside of a structure or dwelling provided such storage is not visible from external property lines, streets, roads or other public right of way fronting on the property or site.
3. The use and all supporting activities or facilities are located at least fifty feet from all external property lines, streets, roads, or other public right of ways.
4. Junk yards, wrecking yards, or vehicle dismantling facilities are excluded as permitted uses under the category of rural home industry.

C. Commercial, Industrial or Recreational Zoning

Based upon studies to determine suitability and desirability, commercial, recreational or industrial zoning may be found appropriate provided that the following findings can be made:

1. The proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public.
2. In the case of an amendment to the zoning map or General Plan Land Use Map, the subject parcel is physically suitable (including, but not

Mariposa County General Plan
Land Use Element

limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development.

D. Exclusive Residential Zoning

Specific land use district use regulations notwithstanding, based upon specific studies and expressed area resident desires, specific areas within most land use districts can be zoned for exclusive residential uses, however home enterprises shall be deemed a permitted use in every case.

E. Modification of Standards

Specific Zoning, as provided above, may modify the standards of any land use classification to such a degree as to achieve the purpose of the specific zone.

F. Planned Development or Mobile Home Park Zoning

Specific land use district regulations may be modified through specific zoning for planned development or mobile home parks based upon studies and proper findings and review procedures.

3.500 LAND USE ELEMENT STANDARDS

The following land use standards shall apply to all land use categories described in Section 3.402-A.

3.501 RR" Rural Residential

A. General Description

The "RR" Classification, as designated on the Mariposa County Land Use Map, is applied to lands best suited to rural residential development uses of a moderately high density located adjacent to or near town planning areas (TPAs) or in isolated rural areas where existing community sewer and/or water systems have been developed.

B. Development Policy

1. Uses

a. Permitted Uses

to be an integral part of the planning and development process. The
planning process should be a continuous one, and the plan should be
updated as needed.

2. General Development Strategy

The plan should be a continuous one, and the plan should be
updated as needed. The plan should be a continuous one, and the
plan should be updated as needed.

3. Description of the Plan

The plan should be a continuous one, and the plan should be
updated as needed. The plan should be a continuous one, and the
plan should be updated as needed.

4. General Development Strategy

The plan should be a continuous one, and the plan should be
updated as needed. The plan should be a continuous one, and the
plan should be updated as needed.

2.500 LAND USE ELEMENT STANDARDS

The following standards are intended to be used as a guide in
developing the plan.

2.501 General Development

A. General Description

The plan should be a continuous one, and the plan should be
updated as needed. The plan should be a continuous one, and the
plan should be updated as needed.

B. Development Policy

1. Land

a. General Policy

Mariposa County General Plan
Land Use Element

Permitted uses include residential, home enterprises, agriculture, public schools, public parks, and other public facilities including volunteer fire department facilities, and Public Utility Transmission and distribution lines, towers, poles and substations, and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches and private schools except as permitted by Section 3.603(E)(9)

c. Prohibited Uses

All other uses are prohibited, except similar uses in compliance with proper findings and review procedures.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one of the parcels so created will be less than two and one half (2-1/2) acres in gross area.

3. Density

One single family residence per two and one half (2-1/2) acres.

3.502 "MT" Mountain Transition

A. General Description

The "MT" Classification, designated on the Mariposa County General Plan Land Use Map, is applied to lands with diverse development potential, as opposed to other classifications within which development policies are necessarily specific, to allow primarily for unique circumstances or needs within an area.

B. Development Policy

1. Uses

Plants of the same species, but of different varieties, are
quite common. Indeed, the same species may be found in
different parts of the same field. The same species may
also be found in different parts of the same field. The same
species may be found in different parts of the same field.

1. Plants of the same species

Plants of the same species may be found in different parts of the same field.

2. Plants of different species

Plants of different species may be found in different parts of the same field.

3. Plants of the same species in different parts of the same field

The plants of the same species may be found in different parts of the same field. The plants of the same species may be found in different parts of the same field. The plants of the same species may be found in different parts of the same field.

4. Plants of different species in different parts of the same field

Plants of different species may be found in different parts of the same field.

5. Plants of the same species in different parts of the same field

6. Plants of different species in different parts of the same field

The plants of the same species may be found in different parts of the same field. The plants of the same species may be found in different parts of the same field. The plants of the same species may be found in different parts of the same field.

7. Plants of the same species in different parts of the same field

8. Plants of different species in different parts of the same field

General Plan Land Use Element:

Add the following Section:

3.520 "BDO" Business District Overlay

A. Intent

The "BDO" classification is an overlay land use as designated on the Mariposa County Land Use Map, is applied to commercial core areas within Town Planning Areas.

B. Development Policy

1. Overlay Land Use

The "BDO" classification is an overlay land use classification to be used in conjunction with another, or "primary", land use classification.

2. Specific Zoning and Site Standards

The "BDO" classification adds Self-service Storage Facility uses and development standards to the "primary" land use classification.

General Plan Land Use Element:

and the following sections:

1. General Plan Land Use Element

2. Land Use

The first classification is in terms of land use and is based on the physical characteristics of the land. The second classification is in terms of the type of development that is permitted on the land. The third classification is in terms of the density of development that is permitted on the land.

3. Development

4. Land Use

The first classification is in terms of land use and is based on the physical characteristics of the land. The second classification is in terms of the type of development that is permitted on the land. The third classification is in terms of the density of development that is permitted on the land.

5. Land Use

The first classification is in terms of land use and is based on the physical characteristics of the land. The second classification is in terms of the type of development that is permitted on the land. The third classification is in terms of the density of development that is permitted on the land.

Mariposa County General Plan
Land Use Element

a. Permitted Uses

Permitted uses include residential, home enterprises, rural home industry, agriculture, public schools, parks and other facilities including volunteer fire department facilities; Public Utility Transmission and distribution lines, towers, poles and substations; and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches and Private Schools except as permitted by Section 3.603(E)(9)

c. Prohibited Uses

All other uses are prohibited, except similar uses in compliance with proper findings and review procedures.

2. Minimum Parcel or Lot Size:

No parcel of real property in the MT shall be divided or split into two (2) or more parcels by voluntary transfer, court action, or other conveyance where any one (1) of the parcels so created will be less than twenty (20) acres or one-half of one legal quarter-quarter section in gross area.

3. Density

One single family residence per twenty (20) acres or one-half of a legal quarter-quarter section.

3.503 "MH" Mountain Home

A. General Description

The "MH" Classification, designated on the Mariposa County Land Use Map, is applied to land best suited for moderate residential densities based upon suitability of terrain, location adjacent to population centers and service areas. This land use classification is provided to accommodate the major portion of the rural home site growth of the County.

B. Development Policy

1. Uses

2. Permitted Uses

Permitted uses include residential, light industrial, and other uses that are compatible with the surrounding area. These uses are listed in the following table:

Use Category	Specific Uses
Residential	Single-family detached, townhomes, and other low-density housing.
Light Industrial	Manufacturing, warehousing, and other light industrial uses.
Other	Community facilities, public uses, and other uses that are compatible with the surrounding area.

3. Conditional Uses

Conditional uses are those uses that are not permitted by right but may be permitted upon approval of the Planning Commission. These uses are listed in the following table:

Use Category	Specific Uses
Conditional Residential	Accessory dwelling units, and other conditional residential uses.
Conditional Industrial	Heavy industrial, and other conditional industrial uses.

4. Prohibited Uses

Prohibited uses are those uses that are not permitted by right and are prohibited by the General Plan. These uses are listed in the following table:

Use Category	Specific Uses
Prohibited Residential	Manufacturing, and other prohibited residential uses.
Prohibited Industrial	Heavy industrial, and other prohibited industrial uses.

5. Other Land Use Designations

Other land use designations include areas that are designated for specific uses, such as parks, schools, and other community facilities. These areas are listed in the following table:

Designation	Specific Uses
Parks	Parks, recreation, and other community facilities.
Schools	Elementary, middle, and high schools.
Community Facilities	Libraries, community centers, and other community facilities.

6. Other

Other land use designations include areas that are designated for specific uses, such as parks, schools, and other community facilities. These areas are listed in the following table:

Designation	Specific Uses
Parks	Parks, recreation, and other community facilities.
Schools	Elementary, middle, and high schools.
Community Facilities	Libraries, community centers, and other community facilities.

7. Other Land Use Designations

8. Other Land Use Designations

The following table lists the other land use designations that are included in the General Plan. These designations are listed in the following table:

Designation	Specific Uses
Parks	Parks, recreation, and other community facilities.
Schools	Elementary, middle, and high schools.
Community Facilities	Libraries, community centers, and other community facilities.

9. Other Land Use Designations

10. Other

Mariposa County General Plan
Land Use Element

a. Permitted Uses

Permitted uses include residential, home enterprises, agriculture, rural home industry, public schools, public parks, and other public facilities including volunteer fire department facilities, and Public Utility Transmission and distribution lines, towers, poles and substations, and those other uses specified by Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches; and Mineral or construction material processing, quarrying or aggregate processing shall be allowed by Use Permit issued for one year. The permit shall be renewed if conditions are met and the site is maintained in accordance with the Surface Mining Act, Mariposa County Code and Water Quality Control Board standards and renewal of the Use Permit does not significantly interfere with residential uses. Processed, stock-piled material can be removed after Permit to Process has expired provided that terms of the reclamation plan are met. Private schools except as permitted by Section 3.603(E)(9).

c. Prohibited Uses

All other uses are prohibited, except similar uses in compliance with proper findings and review procedures.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one of the parcels so created will be less than five acres in gross area.

3. Density

One single family residence per five acres.

Permitted Uses

Permitted uses include residential, commercial, industrial, and other uses that are consistent with the general plan and the land use element. These uses are those that are shown on the map and are listed in the table below. These uses are those that are shown on the map and are listed in the table below.

Conditional Uses

Conditional uses are those uses that are shown on the map and are listed in the table below. These uses are those that are shown on the map and are listed in the table below. These uses are those that are shown on the map and are listed in the table below.

Prohibited Uses

Prohibited uses are those uses that are shown on the map and are listed in the table below. These uses are those that are shown on the map and are listed in the table below.

Transfer of Rights or Easement

The transfer of rights or easement is a process by which a person or entity can transfer the rights or easement to another person or entity. This process is governed by the laws of the state and the local government.

Notes

One single family residence per lot.

Mariposa County General Plan
Land Use Element
3.504 "MG" Mountain General

A. General Description

The "MG" Classification, designated on the Mariposa County Land Use Map, is applied to lands characterized by terrain that is less suitable for high or moderate residential densities or intense use or is remote from established service centers. Due to the requirement for larger parcel sizes, diverse uses are possible with minimum potential for use conflicts within this classification.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include residential, home enterprise and rural home industry, agricultural uses, public and private schools, public parks and other facilities including volunteer fire department facilities; non-commercial recreation; mining and mineral processing in accordance with surface mining regulations; Public Utility Transmission and distribution lines, towers, poles and substations; and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches, membership or public parks and camps which require no permanent facilities, guest ranches, hunting clubs, public stables and riding trails; private schools except as permitted by Section 3.603(E)(9).

c. Prohibited Uses

All other uses are prohibited, except similar uses in compliance with proper findings and review procedures.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one of the parcels so created will be less than forty acres or one legal quarter quarter section in gross area.

A. General Description

The 2010 General Plan, adopted by the Minnesota County Board, is a long-term vision for the county's future. It provides a framework for the county's growth and development, and is a key tool for the county's planning and decision-making process. The plan is a living document, and will be updated as needed to reflect changes in the county's needs and priorities.

B. Land Use Element

The Land Use Element is a key component of the General Plan. It provides a framework for the county's growth and development, and is a key tool for the county's planning and decision-making process. The plan is a living document, and will be updated as needed to reflect changes in the county's needs and priorities.

The Land Use Element provides a framework for the county's growth and development, and is a key tool for the county's planning and decision-making process. The plan is a living document, and will be updated as needed to reflect changes in the county's needs and priorities. The plan provides a framework for the county's growth and development, and is a key tool for the county's planning and decision-making process. The plan is a living document, and will be updated as needed to reflect changes in the county's needs and priorities.

C. Conditional Use

Conditional use is a type of land use that is subject to certain conditions. It is a key component of the Land Use Element, and is a key tool for the county's planning and decision-making process. The plan is a living document, and will be updated as needed to reflect changes in the county's needs and priorities.

D. Protected Area

Protected areas are areas that are subject to certain restrictions. They are a key component of the Land Use Element, and are a key tool for the county's planning and decision-making process. The plan is a living document, and will be updated as needed to reflect changes in the county's needs and priorities.

E. Minimum Parcel or Lot Size

The minimum parcel or lot size is a key component of the Land Use Element. It provides a framework for the county's growth and development, and is a key tool for the county's planning and decision-making process. The plan is a living document, and will be updated as needed to reflect changes in the county's needs and priorities.

3. Density

Two single family residences per forty acres or a legal quarter quarter section.

3.505 "GF" General Forest

A. General Description

The "GF" Classification as designated on the Mariposa County Land Use Map, is applied to lands under private ownership located primarily within the boundaries of National Forest lands best suited for low density residential, timber management, agriculture and mining.

B. Development Policy

I. Uses

a. Permitted Uses

Permitted uses include residential, home enterprise, rural home industry, unlimited agricultural uses, public parks and other public facilities including volunteer fire department facilities; sustained yield timber management; mining and mineral processing in accordance with surface mining regulations; non-commercial recreation; Public Utility Transmission and distribution lines, towers, poles and substations; and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Churches, employee housing; membership or public parks and camps which require no permanent facilities; guest ranches, hunting clubs, public stables and riding trails; private schools except as permitted by Section 3.603(E)(9).

c. Prohibited Uses

All other uses are prohibited, except similar uses in compliance with proper findings and review procedures.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where

The Board of Trustees shall have the authority to...

Section 100-10-100

Section 100-10-100

The Board of Trustees shall have the authority to...

Section 100-10-100

Section 100-10-100

Section 100-10-100

Prohibited Use: The Board of Trustees shall have the authority to...

Section 100-10-100

Prohibited Use: The Board of Trustees shall have the authority to...

Section 100-10-100

Prohibited Use: The Board of Trustees shall have the authority to...

Section 100-10-100

Prohibited Use: The Board of Trustees shall have the authority to...

Mariposa County General Plan
Land Use Element

any one parcel so created will be less than forty acres or a legal quarter quarter section in gross area.

3. Density

Two single family residences per forty acres or a legal quarter quarter section.

3.506 "MP" Mountain Preserve

A. General Description

The "MP" Classification, designated on the Mariposa County Land Use Map, is applied to lands as characterized by terrain that is suitable for extremely low density residential development due to terrain and lack of accessibility. These lands are under private ownership which are within or adjacent to publicly owned lands, with brush and grass cover and some timber. Due to the larger parcel sizes, diverse uses are possible with minimum potential for use conflicts within this classification.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include residential, home enterprises, rural home industry, unlimited agricultural uses, public schools, public parks, other facilities including volunteer fire departments, mining (excluding mineral processing), sustained yield timber management, milling or mineral processing when in conformance with mineral or construction material processing site standards as described in Section 3.606, (except where it is adjacent to a higher density land use classification, a 1000 ft. setback is required) and noncommercial recreation, and Public Utility Transmission and distribution lines, towers, poles and substations.

b. Conditional Uses

Employee housing, and private schools except as permitted by Section 3.603(E)(9).

Mariposa County General Plan
Land Use Element

c. Prohibited Uses

All other uses not listed above are prohibited, except similar uses in compliance with proper findings and review procedures.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one parcel so created will be less than 160 acres or a legal quarter section in gross area.

3. Density

Two single family residences per 160 acres or a legal quarter section. Employee housing in connection with a commercial operation will require a conditional use permit.

3.507 "AE" Agricultural Exclusive

A. General Description

The "AE" Classification as designated on the Mariposa County Land Use Map is applied to land considered to be the most desirable land to be maintained for agricultural use for the purpose of preserving the agricultural industry of Mariposa County as a viable economic activity.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include unlimited agriculture, low density residential including a second single family dwelling for the use of family members or employees, all agricultural uses, quarters for farm labor or servants employed on the premises, accessory building and accessory uses including barns, stables, farm equipment and other out buildings, home enterprises, rural home industry when operated in conjunction with a bona fide agricultural activity, public schools, public parks and other public facilities including volunteer fire departments, mining and mineral processing in accordance with surface mining regulations and mineral or construction material processing site standards contained in Section 3.606 and feed lots and slaughter houses with a 1500 foot setback from state highways

Mariposa County General Plan
Land Use Element

and adjacent higher density land use classifications or property lines, and Public Utility Transmission and distribution lines, towers, poles and substations.

b. Conditional Uses

Private schools except as permitted by Section 3.603(E)(9).

c. Prohibited Uses

Motorcycle, vehicular racing or other similar uses, mobile home parks, recreational vehicle parks or campgrounds, industrial or manufacturing (except home industry or home enterprise) uses, commercial recreation or tourist service facilities except commercial hunting clubs, dude or guest ranches, riding clubs, stables or animal boarding facilities and similar activities when operated in conjunction with a bona fide agricultural activity. All other uses not listed in subsections a and b above are prohibited, except similar uses in compliance with proper findings and review procedures.

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one parcel so created will be less than 160 acres or a legal quarter section in gross area.

3. Density

Two single family residences or, in accordance with permitted use standards above, per 160 acres or a legal quarter section.

C. Agricultural Advisory Committee

1. An Agricultural Advisory Committee shall be appointed by the Board of Supervisors comprised of representatives of the agricultural community in a manner to be established by County Policy Resolution. The Mariposa County Farm Advisor may be an ex-officio advisory member of the committee.

Mariposa County General Plan
Land Use Element

2. The recommendation of the Agricultural Advisory Committee shall be obtained prior to the inclusion of any land to the "AE" classification or the removing of any land presently in the "AE" classification as shown on the Mariposa County Land Use Map.
3. The committee shall review each action described above and may, if necessary, inspect the property in question and determine if the property is bona fide agricultural land appropriate for "AE" classification.

3.508 "IM" Industrial Mining

A. General Description

The "IM" Classification, as designated on the Mariposa County Land Use Map, is applied to land areas where mining operations have been developed on a large scale. This classification is applied to land having significant mineral resources.

B. Development Policy

1. Uses

a. Permitted Uses

Permitted uses include industrial mining subject to the California State Surface Mining and Reclamation Act and Health and Safety provision of state law and County Code; residential, grading; public utility transmission and distribution lines, towers, poles, and substations; and those other uses as may be specified in Section 3.600, Land Use Implementation Program.

b. Conditional Uses

Employee Housing

c. Prohibited Uses

All other uses are prohibited, except similar uses in compliance with proper findings and review procedures.

Mariposa County General Plan
Land Use Element

2. Minimum Parcel or Lot Size

No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one parcel so created will be less than 20 acres or one half of a legal quarter section in gross area.

3. Density

One single family residence per 20 acres or one-half of a legal quarter section.

3.509 "PD" Public Domain

A. General Description

The "PD" Classification as designated on the Mariposa County Land Use Map, is applied to lands under public ownership primarily by the U. S. Forest Service or Bureau of Land Management outside of the boundaries of the federal preserve known as Yosemite National Park.

B. Development Policy

Due to the regulations governing public lands and limited land use authority over such lands by the County of Mariposa, development policies for these lands shall be set forth as follows:

1. Primary Uses

The primary uses of lands designated as "PD" shall be sustained yield timber management, harvesting and associated activities, grazing and other agricultural uses, mining and mineral processing, non-commercial recreation, hydrogeneration and other similar uses. Wilderness and similar uses proposed for these lands shall be reviewed in accordance with the above primary uses and Federal policy or contemplated policy evaluated accordingly. In all instances motorcycle raceways, or cross country courses or similar vehicular uses are to be restricted within "PD" lands where such activities create a nuisance to adjacent or abutting private land holdings or interfere with the above listed primary uses.

2. Agricultural Land Use

The county's agricultural land use is the primary source of income for many residents. The county's agricultural land use is the primary source of income for many residents. The county's agricultural land use is the primary source of income for many residents. The county's agricultural land use is the primary source of income for many residents.

3. Forest Land Use

One of the county's major land use is forest land. The county's forest land use is the primary source of income for many residents. The county's forest land use is the primary source of income for many residents. The county's forest land use is the primary source of income for many residents.

4. Rural Land Use

A. General Description

The 1970 Census of Agriculture for Sanjour County, Oregon, shows that the county's agricultural land use is the primary source of income for many residents. The county's agricultural land use is the primary source of income for many residents. The county's agricultural land use is the primary source of income for many residents.

B. Development Policy

Due to the county's growing population and the need for more land use, the county's agricultural land use is the primary source of income for many residents. The county's agricultural land use is the primary source of income for many residents. The county's agricultural land use is the primary source of income for many residents.

C. Primary Uses

The county's land use is the primary source of income for many residents. The county's land use is the primary source of income for many residents. The county's land use is the primary source of income for many residents. The county's land use is the primary source of income for many residents. The county's land use is the primary source of income for many residents. The county's land use is the primary source of income for many residents. The county's land use is the primary source of income for many residents. The county's land use is the primary source of income for many residents.

2. Ownership Transfers

When, in the event that a Federal or other public agency, transfers land to a private individual or non-public entity the above described use policies shall govern until such time as the site or land thus transferred is reclassified to another land use category in accordance with state law and County procedure. Until such reclassification is approved by the County, development proposals, subdivision applications or use proposals not described above shall be considered inconsistent with this land use category and cannot be approved.

3.510 "PS" Public Sites

A. General Description

The "PS" Classification, as designated on the Mariposa County Land Use Map, is applied to lands under Federal, state, or other government agency ownership, not under the control and administration of the U. S. Forest Service, Bureau of Land Management or part of the Yosemite National Park Federal Preserve, used primarily for a public purpose.

B. Development Policy

1. Inasmuch as lands designated "PS" are under public ownership, uses and other development policies are limited to public uses such as solid waste disposal sites, sewer treatment facilities, governmental administrative sites and miscellaneous public purpose facilities.
2. All uses of "PS" lands require County of Mariposa approval unless such approval authority is not consistent with the provisions of state and Federal law applicable to subject areas.
3. Within the "PS" Classification areas utilized as solid waste disposal sites or solid waste collection sites shall be designated "WPS" and areas utilized for public sewer treatment sites shall be designated as "SPS".

3.511 "OWC" Open Watershed Conservation

A. General Description

The "OWC" Classification is an overlay land use, as designated on the Mariposa County Land Use Map, is applied to lands utilized or proposed to be utilized as a watershed for a public or community surface water supply.

2. Overview

What is the overall goal of the project? The project is to develop a new product line for the company. The project is divided into three main phases: research, development, and testing. The research phase is currently underway, and the development phase is expected to begin in the next few months. The testing phase will be completed by the end of the year.

3. Objectives

A. Research Objectives

The research objectives are to identify the market needs for the new product line, to determine the feasibility of the project, and to develop a preliminary design for the product. The research objectives are to be completed by the end of the first quarter.

B. Development Objectives

The development objectives are to design and develop the new product line, to conduct testing and evaluation, and to prepare for production. The development objectives are to be completed by the end of the third quarter.

The testing objectives are to conduct testing and evaluation of the new product line, to identify any issues or problems, and to prepare for production. The testing objectives are to be completed by the end of the fourth quarter.

The production objectives are to produce the new product line, to distribute the product, and to monitor sales and customer feedback. The production objectives are to be completed by the end of the fifth quarter.

4. Summary

A. Research Summary

The research phase has identified the market needs for the new product line, determined the feasibility of the project, and developed a preliminary design for the product. The research phase has been completed successfully.

B. Development Policy

1. Overlay Land Use

The "OWC" Classification is an overlay land use classification to be used in conjunction with other or "primary" land use classifications.

2. Uses

Primary land use classification use standards notwithstanding, the only permitted uses in an area designated as "OWC" are single family residential, home enterprises, limited agriculture, public parks and other similar non-intensive uses or open space uses.

3. Minimum Parcel Size

Primary land use classification minimum parcel size notwithstanding, no parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one of the parcels so created will be less than ten acres except where larger parcel sizes are required in a primary land use classification in which instance the minimum parcel size standards of the primary land use classification shall apply.

4. Density

Primary land use classification density standards notwithstanding, unless higher densities are required, one single family residence per ten (10) acres.

C. Improvement Standards

For the purposes of insuring adequate protection of water quality within an area designated as "OWC", the following improvement standards shall be required on all building permits, use permits, variances, or subdivision proposals:

1. Lands located within an "OWC" classification are designated as "erosion hazard areas" in accordance with provisions of County Code with respect to grading.
2. All development proposals will require approved percolation tests.

3. Open Space Policy

1. Preserve and Enhance

The City of Duluth has a long history of preserving open space. The City has a long history of preserving open space and has a long history of preserving open space.

2. Manage

The City of Duluth has a long history of managing open space. The City has a long history of managing open space and has a long history of managing open space.

3. Restore and Enhance

The City of Duluth has a long history of restoring and enhancing open space. The City has a long history of restoring and enhancing open space and has a long history of restoring and enhancing open space.

4. Create

The City of Duluth has a long history of creating open space. The City has a long history of creating open space and has a long history of creating open space.

C. Improvement Elements

For the purpose of creating a more vibrant and healthy community, the City of Duluth has a long history of improving open space. The City has a long history of improving open space and has a long history of improving open space.

The City of Duluth has a long history of creating a more vibrant and healthy community. The City has a long history of creating a more vibrant and healthy community and has a long history of creating a more vibrant and healthy community.

All development proposals will require a site-specific environmental impact study.

Mariposa County General Plan
Land Use Element

3. No septic system may be installed unless such septic system is installed on a specific location wherein an approved percolation test has been conducted in accordance with County Code.

D. Amendment Policy

The OWC must follow legally definable lines, and as a result, may include land that lies outside the physical watershed. However, it is desirable to have the OWC encompass only the actual physical watershed, therefore, it may be necessary to periodically modify the OWC.

Therefore, wherever it can be proven that a parcel, or part of a parcel, lies outside the watershed, the OWC shall be modified to exclude that parcel or part of a parcel.

The burden of proof is upon the applicant and shall consist of an engineered survey of the watershed line and any information deemed necessary by the Planning Director. Also, whenever a lot line adjustment or land division is completed where the watershed becomes a surveyed line, the OWC shall be modified to follow the actual watershed boundary. Once the watershed becomes a surveyed line, the County shall initiate an amendment to reflect the modification to the OWC. The development policy and improvement standards of the OWC shall not apply to those lands outside the watershed during the land division or lot line adjustment application process.

For purposes of this section, the Stockton Creek OWC is defined as the physical watershed of that portion of Stockton Creek north of Highway 49, except that tributary which runs along Stockton Creek Road.

3.512 "OSC" Open-Scenic Conservation

A. General Description

The "OSC" Classification is an overlay land use as designated on the Mariposa County Land Use Map, is applied to lands of scenic quality which provide views of mountain landscapes for the enjoyment of residents and visitors to the County.

B. Development Policy

1. Overlay Land Use

3. The local jurisdiction may be required to install such water system as required by a specific condition within an approved development plan that does not conform to consistency with County Code.

C. Development Policy

The OWC must follow strictly applicable laws and as a result may include and may not include the physical watershed. However, it is desirable to have the OWC encompass only the actual physical watershed, insofar as it may be necessary to protectably modify the OWC.

Therefore, wherever it can be shown that a parcel or part of a parcel has been physically watershed, the OWC shall be modified to include that parcel or part of a parcel.

The Board of County Commissioners and other members of an organization may at any time modify the land use and information contained in the OWC. However, a lot line adjustment or lot division is not required where the proposed division is approved by the OWC. The Board of County Commissioners may, however, require the OWC to be modified to include the actual watershed boundary. Once the watershed boundary is established, the County shall include the watershed in the OWC. The development shall be consistent with the OWC and shall not be subject to any other development during the land division or lot line adjustment approval process.

For purposes of this section, the definition of OWC is defined as the physical watershed of that portion of Section One, in the City of Phoenix, Arizona, which is located within the City of Phoenix, Arizona.

2.12 2087. Land Use Policy

A. General Description

The 2087 Land Use Policy is an overlay land use as designated on the Maricopa County Land Use Map. It is subject to the same rules and regulations as other land use categories in the Maricopa County General Plan.

B. Development Policy

1. Overlay Land Use

Mariposa County General Plan
Land Use Element

The "OSC" Classification is an overlay land use classification to be used in conjunction with another, or "primary", land use classification.

2. Specific Zoning and Site Standards

Upon designation, as prescribed in the scenic highways element (Section 10.000) of the Mariposa County General Plan, site standards shall be established for areas designated as "OSC" or portions of said classification.

3.513 Yosemite National Park

Federally owned land located within the boundaries of Yosemite National Park are subject to Federal regulations and the policies, provisions and standards of this element shall not apply.

3.514 and 3.515 Reserved for future use

3.516 "CN" Commercial, Neighborhood

A. Intent

The CN classification is designed to provide for limited retail, office, and service uses which are primarily related to serving the daily needs of a residential community and traffic along major streets and roads. These uses should have a minimal impact on surrounding residential uses. The CN classification is appropriate in areas located within, or in the vicinity of, medium-density rural residential areas such as Lushmeadows, Ponderosa Basin, and Lake Don Pedro and accessed by two-lane paved public access roads, or in areas located adjacent to or easily accessible to a County Primary Road or State Highway.

B. Development Policy

Typical uses which are permitted in this classification include convenience stores, professional offices, appliance sales and repairs and other similar retail services, restaurants, banks and other financial institutions, personal service establishments such as barbers and beauty shops, automobile rentals, and public facilities. The minimum site area requirements for the CN classification are two and one-half (2-1/2) acres with on-site septic system and private well, one (1) acre with service provided from

The "GSE" Classification is an advisory level use. Classification is for use in connection with highway or "parkway" and not for other uses.

2. Example: Design and Use Standards

When a design is proposed for a project in the state highway system, the design should be consistent with the design standards for the project. The design should be consistent with the design standards for the project. The design should be consistent with the design standards for the project.

3. Example: Design and Use Standards

When a design is proposed for a project in the state highway system, the design should be consistent with the design standards for the project. The design should be consistent with the design standards for the project. The design should be consistent with the design standards for the project.

4. Example: Design and Use Standards

5. Example: Design and Use Standards

A. Introduction

The GSE Classification is designed to provide a means for classifying projects which are similar in nature and scope. The classification is based on the project's location, design, and use. The classification is based on the project's location, design, and use. The classification is based on the project's location, design, and use.

6. Designation Policy

Typical uses which are permitted in the classification include commercial, residential, and other uses. The classification is based on the project's location, design, and use. The classification is based on the project's location, design, and use. The classification is based on the project's location, design, and use.

Mariposa County General Plan
Land Use Element

a community water supply or sewage disposal system, and nine thousand (9,000) square feet with service provided from a community water supply and sewage disposal system.

C. Zoning

The Neighborhood Commercial-I (CN-1) and Neighborhood Commercial-2 (CN-2) zone districts are appropriate within this classification.

3.517 "CR" Commercial Resort

A. Intent

The CR classification is designed to provide for highway-related and tourist commercial services and uses along roads heavily traveled by tourists. These services and uses should have a minimal impact on traffic, and a full range of services should be available. The CR classification is appropriate in areas located adjacent to or easily accessible to a County Primary Road or a State Highway.

B. Development Policy

Typical uses which are permitted in this classification include motels and hotels, restaurants and cocktail lounges, guest ranches, special group facilities and uses, campgrounds, recreational vehicle parks, professional offices, retail stores, and convenience stores. A Commercial-Industrial-Manufacturing (CIM) Plan should be prepared for resort commercial uses to establish special circulation, parking, open space, and setback standards for such uses. The minimum site area requirements for the CR classification are two and one-half (2 1/2) acres with on-site septic system and private well, one (1) acre with service provided from a community water supply or sewage disposal system, and nine thousand (9,000) square feet with service provided from a community water supply and sewage disposal system. Campgrounds and RV parks should have larger minimum site area requirements (10 acres or greater) and density standards to minimize land use compatibility conflicts with adjacent land use classifications and other uses in the CR classification.

C. Zoning

The Neighborhood Commercial-2 (CN-2) and Resort Commercial (CR) zone districts are appropriate within this classification. All development in the Resort Commercial (CR) zone district shall be consistent with Commercial-Industrial-Manufacturing (CIM) Plan adopted for the zone district.

A. Intent

The CG classification is designed to provide for general commercial activities of a retail or service nature which are necessary to meet the area or regional needs for such services or activities. The CG classification is appropriate in areas located adjacent to or easily accessible to a County Primary Road or a State Highway with suitable terrain of an average slope of less than 20%. Easily accessible is defined as access from the project site to a State Highway or County Primary Road provided by a two-lane paved public access road with a length of less than one-quarter mile. In order to minimize land use compatibility impacts, the CG classification is not appropriate in areas which substantially abut lands classified Rural Residential or lands classified by a Specific Plan for residential uses with a minimum parcel size of two and one-half acres or less. The CG classification in areas which abut Town Planning Areas without adopted specific plans should be carefully reviewed to minimize land use compatibility conflicts with existing and potential uses.

B. Development Policy

Typical uses which are permitted in this classification include uses permitted in the CN classification; motels and hotels; mobile home, recreational vehicle, and automobile sales and services; kennels and animal hospitals; warehouses and outdoor storage areas; recreational uses such as bowling alleys, gymnasiums, and golf courses; outdoor sales including lumber and building materials but excluding wrecking or junk yards; meeting halls; light manufacturing and assembly; hospital and other health care facilities; recreational vehicle parks and campgrounds; communication facilities and structures; and accessory uses and structures. A Commercial-Industrial-Manufacturing (CIM) Plan should be approved for development in the CG classification to establish special circulation, parking, open space, setback, on- and off-site improvement, and service standards for the development and encourage mixed uses and preservation of the natural environment. The CIM Plan through the implementation of these special standards should ensure commercial development in the CG classification has a minimal impact on surrounding uses and traffic. The minimum site area requirement for the CG classification is 20 acres; the minimum parcel size for parcels in a CG classified project site is 6,000 square feet. The minimum site area and minimum parcel size requirements may be increased for zone districts allowing intensive general commercial uses.

C. Zoning

The Resort Commercial (CR), General Commercial-I (CG-I), and General Commercial-2 (CG-2) zone districts are appropriate within this classification.

Mariposa County General Plan
Land Use Element

All development in the CG classification and CR/CG-I/CG-2 zone districts shall be consistent with the Commercial-Industrial-Manufacturing (CIM) Plan adopted for the zone district.

3.519 "M-1" Manufacturing/Industrial Light

A. Intent

The M-1 classification is designed to provide for light manufacturing/industrial activities such as assembly or processing. Such uses are generally non-intensive and/or provide services to the local population. The M-1 classification is appropriate in close proximity to commercial and/or residential development with suitable terrain of an average slope of less than 20%. The M-1 classification shall be located on or easily accessible to State highways or County primary roads. In order to minimize land use compatibility impacts, the M-1 classification should be carefully sited in areas adjacent to the Rural Residential classification or other areas with residential minimum parcel sizes of less than 2.5 acres.

B. Development Policy

Typical uses which are permitted in this classification include but are not limited to automotive assembly, boat manufacturing, electronic assembly and manufacturing, cabinet shops, machine shops, clothing manufacturing, food processing, equipment yards and other similar uses. A Commercial-Industrial-Manufacturing (CIM) Plan should be approved for development in the M-1 classification to establish special circulation, parking, open space, setback, on- and off-site improvements, and service standards for the development and encourage mixed uses and preservation of the natural environment. The CIM Plan through the implementation of these special standards should ensure development in the M-1 classification has a minimal impact on surrounding uses and traffic. The minimum site area requirement for the M-1 classification is 20 acres; the minimum parcel size for parcels in a M-1 classified project site is 6,000 square feet. The minimum site area and minimum parcel size requirements may be increased for zone districts allowing intensive light industrial uses.

C. Zoning

The General Commercial-1 (CG-1) and the Light Manufacturing and Industrial (M-1) Zone districts are appropriate within this classification. All development within these districts shall be consistent with the Commercial-Industrial-Manufacturing (CIM) Plan adopted for the zone district.

3.600 LAND USE ELEMENT IMPLEMENTATION PROGRAM

The following policies shall be utilized to clarify the land use element standards contained in Section 3.500 and/or supplement the standards contained therein.

3.601 Density

- A. Wherein a density standard is established in a specific land use classification, that standard is to apply to a parcel in accordance with the provisions of the Subdivision Map Act. Parcels established for purposes of assessment may not be parcels but merely a single parcel with two or more assessors parcel numbers.
- B. The density standards contained in a land use description does not restrict the construction of at least one single family unit on a parcel of land even though the parcel for which a permit is applied for does not contain the minimum acreage required in the land use category density standard.
- C. A parcel of land containing more than the minimum acreage called for in the density standard of an applicable land use classification may be issued more than one single family residential building permit on the basis of one permit for each multiple of the minimum density unit contained in a parcel (i.e. a fifteen acre parcel, in the 5 acre minimum "MH" Classification, may have three single family permits issued to the parcel).
- D. A division of land shall not be approved on a parcel of land where such division results in the establishment of a parcel with more than the permitted number of single family units as set forth in the density standard of the applicable land use classification.
- E. Nothing in this section is to be interpreted as precluding the construction of multi-family units on a parcel of land provided that the number of units constructed is consistent with the density standard of the applicable land use classification (See Section 3.601 C above) and in the event that such multi-family units involve construction of three or more attached dwelling units, such construction shall require Planning Commission review to determine consistency of proposal with established policy.
- F. Density standards shall apply to residential uses exclusively. Density standards shall not apply to commercial or industrial uses provided a residential use is not established on the subject parcel or lot.

2.60. LAND USE ELEMENT IMPLEMENTATION MONITORING

The 2010 General Plan shall be updated as soon as the General Plan Commission is established in Section 2.60 and the update shall be completed by the year 2015.

2.61. GENERAL

- A. The General Plan Commission shall be responsible for monitoring the implementation of the General Plan. The Commission shall be composed of representatives from the various agencies and departments of the County, as well as representatives from the private sector, academia, and the general public. The Commission shall be established by the Board of Supervisors by the year 2010.
- B. The General Plan Commission shall be responsible for monitoring the implementation of the General Plan. The Commission shall be composed of representatives from the various agencies and departments of the County, as well as representatives from the private sector, academia, and the general public. The Commission shall be established by the Board of Supervisors by the year 2010.
- C. The General Plan Commission shall be responsible for monitoring the implementation of the General Plan. The Commission shall be composed of representatives from the various agencies and departments of the County, as well as representatives from the private sector, academia, and the general public. The Commission shall be established by the Board of Supervisors by the year 2010.
- D. The General Plan Commission shall be responsible for monitoring the implementation of the General Plan. The Commission shall be composed of representatives from the various agencies and departments of the County, as well as representatives from the private sector, academia, and the general public. The Commission shall be established by the Board of Supervisors by the year 2010.
- E. Nothing in this section shall be construed to prevent the Commission from monitoring the implementation of the General Plan. The Commission shall be composed of representatives from the various agencies and departments of the County, as well as representatives from the private sector, academia, and the general public. The Commission shall be established by the Board of Supervisors by the year 2010.
- F. General Plan Commission shall be responsible for monitoring the implementation of the General Plan. The Commission shall be composed of representatives from the various agencies and departments of the County, as well as representatives from the private sector, academia, and the general public. The Commission shall be established by the Board of Supervisors by the year 2010.

3.602 Minimum Parcel or Lot Size

- A. Minimum parcel or lot size shall apply to all proposals or actions which will result in the creation of a parcel or lot or the modification of the dimensions or land area of a parcel or lot. Minimum lot size may be waived by the Planning Commission or Board of Supervisors where the created or modified parcel or lot is intended to be utilized for non-residential purposes provided enforceable restrictions are placed on the parcel or lot to preclude its use for residential purposes. For purposes of utilizing this provision, non residential purposes shall mean a public use such as a park, playground or other public facility, commercial or industrial uses exclusively.
- B. The minimum parcel or lot size set forth in a land use classification shall not preclude the requirement for larger parcel or lot sizes on proposals resulting in the creation or modification of a parcel or lot where, in the determination of the Planning Commission or Board of Supervisors, larger acreages are necessary due to terrain or other site considerations or standards contained in the Mariposa County General Plan or such other applicable provisions of County Code or state law.
- C. Where in a proposal to modify the boundaries of one or more parcels of property and when one or more of these parcels do not meet minimum parcel or lot size standards of the applicable land use district or classification, the approval authority may approve such boundary modification provided such modification will result in the improvement of the circumstances and or design of both parcels or lots, under no other circumstance can a boundary modification proposal be approved wherein such modification will result in the creation of a substandard parcel or lot.
- D. No variance shall be granted, under any circumstance, for reducing the minimum lot or parcel size unless otherwise provided in this land use element.

3.603 Use Standards

- A. Uses listed as permitted within any land use classification may be established provided all other applicable County Code requirements are adhered to.
- B. All uses not specifically listed as permitted or prohibited shall require a favorable Planning Director Determination or an approved conditional use permit in all instances prior to the establishment of a new use on a subject parcel of land unless such use policies are modified through specific commercial, industrial or other zoning.

Mariposa County General Plan
Land Use Element

- C. No use listed as prohibited shall be established by permit or otherwise on a subject parcel of land unless said use is legally existing prior to application of use regulations of this section. For purposes of regulation, all prohibited uses established in accordance with the above provisions shall be deemed as non-conforming use.
- D. A nonconforming use established prior to the effective date of this Title, or prior to any subsequent amendment which creates such nonconforming use, may be continued, expanded and maintained, including necessary repairs, consistent with the following provisions:
 - 1. Nonconforming uses may be expanded through approval of a site plan application. However, under no circumstances shall the expansion exceed a fifty (50) percent increase in square footage. Notwithstanding anything to the contrary contained herein, if a proposed expansion would result in increasing the density above the maximum allowed by this plan, the expansion shall be denied. In addition, an application shall not be approved if a determination is made that the expansion will constitute a public or private nuisance or will be objectionable by reason of noise, odor, smoke, dust, light, vibrations, traffic, or drainage.
 - 2. A nonconforming use may be changed to another nonconforming use of a similar or less intensive use. Whenever a nonconforming use has been changed to a less intensive use, or to a conforming use, such use shall not thereafter, be changed to a more intensive use.
 - 3. Continuation of a nonconforming use may include a change of ownership, tenancy or management where the previous line of business or other function is substantially unchanged.
 - 4. If the use of a building or premises does not conform to the land use regulations of the zone in which it is located, and that use is discontinued for a period of thirty-six (36) consecutive months, any subsequent use of the building or premises shall conform to the regulations of the zone in which it is located.
 - 5. When a building or other structure, which does not conform to the provisions of this Title is damaged or destroyed, it may be restored or rebuilt to accommodate its original use. Such restoration or rebuilding shall conform to the existing building requirements.
- E. Other provisions of this element notwithstanding:

Mariposa County General Plan
Land Use Element

1. The harvesting and sales of firewood harvested on site is a permitted use activity in all land use classifications.
2. Agricultural uses, including but not limited to animal husbandry, livestock grazing, the production of crops, horticulture, viticulture, silviculture, sale of agricultural products, and accessory uses and structures appurtenant to the agricultural use, may be permitted in all districts subject to the following standards:
 - a. The provisions of this section shall not be applicable in the AE land use classification and in town planning areas with specific land use policies and zoning regulations.
 - b. The agricultural use shall not be conducted in such a manner as to constitute a nuisance, public or private.
 - c. Notwithstanding anything to the contrary contained herein, no existing or future agricultural activity, operation or facility or appurtenances thereof, conducted or maintained for commercial purposes, in a manner consistent with proper and accepted customs, standards, and practices and with all chapters of the Mariposa County Code as established and followed by similar agricultural uses, shall be or become a nuisance, public or private, after the same has been in operation for more than one year if it was not a nuisance at the time it began. The provisions of this section shall not apply whenever a nuisance results from agricultural operations inconsistent with accepted practices and standards or contrary to local, state, or federal ordinances, laws, and regulations.
3. Utility transmission and distribution lines, towers, and poles are permitted in all districts. Substations may be considered subject to Planning Commission review.
4. Public schools, parks and other public facilities such as fire departments are permitted uses in the RR, MH, MT, MG, GF, MP, and AE Zones.
5. Portable sawmills and portable planing mills for the milling and planing of timber harvested on-site.
6. Accessory buildings or structures.
7. Loading and unloading facilities.
8. On-site parking.

Mariposa County General Plan
Land Use Element

9. Private schools for 12 or fewer students and conducted in a residential structure shall be a permitted use in RR, MH, MT, MG, GF, MP, and AE land use classifications.

3.604 Mobile Home Parks

Unless otherwise provided through specific zoning, the following standards shall apply to mobile home parks.

- A. Mobile home parks may be allowed, subject to obtaining an approved conditional use permit in each case, in the RR and MH land use categories where they are not specifically identified as a prohibited use. Mobile home parks may be allowed within a town planning area subject to specific land use policies and regulations of the applicable town planning area.
- B. Other provisions of this element notwithstanding, the following standards shall apply to all mobile home park proposals:

1. Density:

A mobile home park proposal will require a minimum of one and one-half (1-1/2) acre per unit on a parcel of land. A mobile home park proposal shall have no fewer than twenty-five units nor may a proposal stage the development of a mobile home park where less than 25 units are established in the initial stage.

2. Applicability of Other Regulations

All mobile home park proposals shall conform to all other applicable provisions of County Code and State law.

3. Design Considerations

Mobile home park proposals should be designed to provide maximum setbacks, as practical, from adjacent property lines for the purpose of minimizing use and density conflicts with surrounding properties.

3.605 Planned or Cluster Development and Preservation of Open Space

- A. Planned or cluster development proposals may be allowed subject to obtaining approved planned unit development zoning in Rural Residential (RR) and Mountain Home (MH). Planned or cluster development proposals

1. The proposed site for the 12-unit residential development is located at the intersection of State Route 100 and the proposed extension of the 100th Street Corridor, and is adjacent to the 100th Street Corridor. The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor.

2.002.100th Street Corridor

The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor. The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor.

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2.002.100th Street Corridor

The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor. The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor. The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor.

2.002.100th Street Corridor

All existing structures within the 100th Street Corridor shall be subject to the provisions of the County Code and the Ordinance.

2.002.100th Street Corridor

All existing structures within the 100th Street Corridor shall be subject to the provisions of the County Code and the Ordinance. The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor.

2.002.100th Street Corridor and Extension of 100th Street

The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor. The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor. The proposed site is located within the 100th Street Corridor, and is adjacent to the 100th Street Corridor.

shall be considered a prohibited use in all other rural land use classifications. Nothing in this provision should be interpreted to preclude clustering of residential lots in any land use district provided that the minimum density, as established through parcel or lot size standards, is maintained through some form of open space common ownership restrictions on the subject subdivision site.

- B. Planned or cluster development shall include, but not limited to, multi-family or apartment units, common wall, condominium, mobile-home or detached residential unit subdivisions and mobile home parks.
- C. Planned or cluster development standards are as follows:
 - 1. Density
 - a. A planned or cluster development proposal will require a minimum of two and one-half (2-1/2) acres per unit unless community or public water and sewer is existing or will be provided for in the development proposal.
 - b. Where a planned or cluster development project is proposed in an area with existing or proposed community or public water and sewer service as set forth above, density will be subject to Planning Commission approval based upon the availability of public services, sewer and water capacity of the community water and sewer system and physical site characteristics.
 - 2. Consistency

Any planned or cluster development proposal shall conform to all applicable provisions of state law and County Code and be consistent with the applicable provisions of the Mariposa County General Plan.
- D. The Planning Commission may approve a planned or cluster development proposal where one or more of the following findings can be made:
 - 1. The proposal promotes the preservation of open space and the protection of areas exhibiting development constraints.
 - 2. The proposal supports or accomplishes the goals and objectives of the Mariposa County General Plan Housing Element.

that he discussed a potential use in an area that was already zoned for residential use. He also stated that the proposed use was not consistent with the existing zoning and that the proposed use was not in the public interest. He also stated that the proposed use was not in the public interest.

B. Planned or cluster development that is not in the public interest, but that is not in the public interest.

C. Planned or cluster development that is not in the public interest.

3. General

A. A project or development that is not in the public interest, but that is not in the public interest.

B. A project or development that is not in the public interest, but that is not in the public interest.

4. General

A. Any project or development that is not in the public interest, but that is not in the public interest.

B. The Planning Commission may approve a project or development that is not in the public interest, but that is not in the public interest.

C. The project or development that is not in the public interest, but that is not in the public interest.

D. The project or development that is not in the public interest, but that is not in the public interest.

3. The proposal results in improving the residential environment of the area through the provision of better public roads, fire protection, water and sanitation facilities.

3.606 Mineral or Construction Material Processing Site Standards

A. Minimum Setback Required

Processing may not be established on a site that is less than five hundred feet from an adjacent property line, unless otherwise approved under the provisions of a conditional use permit. Minimum setback requirements may be waived by the Planning Commission where a processing plant is located within either the "MP" or "AE" land use districts. The Planning Commission shall require adjacent property owner notification prior to waiving any setback requirements as provided above.

B. Soundproofing Required

All crushing, classifying or similar processing that results in the creation of excessive or unusual noise levels for an area shall be conducted within a structure equipped with soundproofing material or by other means, if necessary, to reduce the effect of noise on an adjacent dwelling, structure or property.

C. Excessive Traffic

Activities associated with a processing operation shall not result in the creation of traffic that has a substantial adverse effect on adjacent property or within the immediate area or is likely to result in a rapid deterioration of streets and roads affected by the processing operation.

- D. Nothing in this section should be construed to be in conflict with the applicable Surface Mining regulations of Federal and state law and County ordinance.

3.607 Structure Location

A. Setbacks

Structures shall not be erected within a setback area except those structures listed as permitted in Section 3.607(F). Additions to existing buildings or structures, where such building or structure encroaches into a setback area, shall not be closer to the property line than one-half (1/2) the width of the setback requirement or closer to the property line than any part of the existing structure, whichever constitutes the lesser encroachment. A structure is

6. The proposed building shall be designed to be aesthetically compatible with the surrounding landscape and the existing building stock.

6.009 Visual Compatibility with Surrounding Land Use

A. Minimum Design Features

Buildings shall be designed to be visually compatible with the surrounding landscape and the existing building stock. The design of the building shall be aesthetically compatible with the surrounding landscape and the existing building stock. The design of the building shall be aesthetically compatible with the surrounding landscape and the existing building stock. The design of the building shall be aesthetically compatible with the surrounding landscape and the existing building stock.

B. Screening Features

An existing building or structure shall be screened by a screen of trees or shrubs. The screen shall be at least six feet high and shall be maintained at that height. The screen shall be at least six feet high and shall be maintained at that height. The screen shall be at least six feet high and shall be maintained at that height.

C. Screening Walls

A building or structure shall be screened by a screen of trees or shrubs. The screen shall be at least six feet high and shall be maintained at that height. The screen shall be at least six feet high and shall be maintained at that height. The screen shall be at least six feet high and shall be maintained at that height.

Nothing in this section shall be construed to be in conflict with the applicable provisions of the Zoning Ordinance of Atlantic County.

6.010 Signage

A. General

Signage shall not be placed within a setback area except those structures listed as permitted in Section 6.010(F). Additional signage shall be placed on structures where such building or structure encroaches into a setback area. Signage shall not be placed on the property line or on the roof of the building. Signage shall not be placed on the property line or on the roof of the building. Signage shall not be placed on the property line or on the roof of the building.

Mariposa County General Plan
Land Use Element

defined as “anything constructed or erected which requires location on or in the ground or attachment to something located on or in the ground.” The definition of a structure includes septic systems, leach fields, and stables and pens used for the raising and keeping of small animals.

B. Setback Standards

Unless otherwise prescribed, the following setback standards apply in all classifications:

1. Front Yard and Public Street Frontage Setback: There shall be a minimum setback of not less than twenty-five (25) feet from the front property line or edge of any public street, easement, or right-of-way offered for dedication, and in no case less than fifty-five (55) feet from the centerline of said street, easement, or right-of-way.
2. Rear and Side Property Line Setback: There shall be a minimum setback of not less than twenty-five (25) feet or ten (10) percent of the lot width, whichever is least, from any side or rear property line.

C. Neighborhood Commercial Setback Standards

There shall be a minimum setback of not less than fifty (50) feet from any property line that abuts a residential classification for neighborhood commercial structures in the CN classification.

D. Resort Commercial Setback Standards

There shall be a minimum setback of not less than fifty (50) feet from any property line that abuts a residential classification for structures in the CR classification. The minimum setback for campgrounds and recreational vehicle parks shall be fifty (50) feet from all property lines. Parking, campsites, and recreational vehicle sites shall not be permitted within the setback area.

E. Commercial, Manufacturing, and Industrial Setback Standards

The setback standards for resort commercial structures and structures in the CG classification and the M-I classification shall be the following:

1. There shall be a minimum setback of not less than one hundred (100) feet from all property lines. This setback may be reduced to fifty (50) feet when the property line abuts property in the same classification.

Mariposa County General Plan
Land Use Element

2. When the parcel is adjacent to or traversed by a public road, the minimum setback from the roadway for all buildings requiring a building permit shall be not less than one hundred eighty (180) feet from the centerline of the dedicated public right-of-way and one hundred eighty (180) feet from the centerline of the currently maintained public right-of-way.
3. There shall be a minimum setback of not less than fifty (50) feet between structures requiring building permits.

F. Structures Permitted in Setback Areas

Wells, highway and traffic signs, signs, rural mail boxes, fences, gates, propane tanks, public utility lines, and buildings with a roof area less than 120 square feet are permitted uses in all setback areas. Loading structures, garages, carports, sheltered parking, and walkways may be permitted in front yard setbacks.

3.608 Structure Height

- A. Maximum Height Restricted: In any land use district, no building or structure shall be erected, placed, or structurally altered to a height in excess of 35 vertical feet above natural grade except as provided below (B and C).
- B. Exceptions: The following shall be excepted from the Structure Height Regulations of all land use districts, except that such heights shall not exceed those permitted in the Airport District:
 1. Chimneys and flues.
 2. Accessory farm buildings, but not to exceed 60 feet in height.
 3. Subject to the approval of the Planning Commission: cooling towers, elevators, fire towers, monuments, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, and necessary mechanical appurtenances over 45 feet in height from ground level.
 4. Height restrictions shall not apply to broadcasting towers, aerials, t.v. antennas, windmills, or public utility transmission and distribution poles and towers.
- C. Increase Permitted: The maximum height of any structure may be increased by not more than 10 feet, providing all required offsets and setbacks are

Mariposa County General Plan
Land Use Element

increased by one foot for each foot which such building exceeds the height limit of the land use district in which it is located.

- D. For purposes of calculating height limits, natural grade shall be from the uphill side of building or structural boundary shall be utilized as described in example "A" and "B" below.

3.609 Secondary Residences

- A. Specific density standards of this element notwithstanding, within the rural areas (outside of town planning area) of the County, one secondary residence will be permitted on an established parcel of land. Within town planning areas, secondary residences may be permitted in accordance with provisions of an approved specific plan in accordance with Section 3.132 and 3.401 B of this element.
- B. Secondary residences in rural areas of the County shall be permitted subject to the following conditions:
1. A secondary residence shall be constructed in accordance with the provisions of the Uniform Building Code and other applicable regulations.
 2. The secondary residence shall conform with all structure location and height requirements of this land use element.

3.610 Land Use Element Implementation

- A. This element of the Mariposa County General Plan is developed in such a manner as to set forth standards for the use of land to a degree that would minimize the necessity for specific zoning. To this end, and for the purpose of implementing the provisions of this element, it is intended that this element or the Mariposa County General Plan be adopted by ordinance and codified within the Mariposa County Code.
- B. Where it is deemed appropriate that an area be zoned for commercial recreational or industrial use, as set forth in Section 3.403 C of this element, such an area may be zoned in accordance with zoning provisions of Mariposa County Code and specific regulations, as set forth in this element, shall not apply unless specifically incorporated by reference.
- C. Within areas designated as a Town Planning Area (TPA) where specific land use policies have not been developed in accordance with the provisions of Section 3.401 B, the land use regulations of the Rural Residential (RR),

be used for any other purpose than that for which such building was designed and constructed, and no building shall be used for any other purpose than that for which it was designed and constructed.

- C. For purposes of calculating height, width, and lot coverage, the height of a building shall be measured from the finished ground level to the highest point of the roof, including any cupola, tower, or other structure.

2.02. General Provisions

- A. The purpose of this Ordinance is to provide a framework for the development and use of land in Montgomery County, Maryland, and to ensure that the development and use of land is consistent with the County's Comprehensive Zoning Ordinance and the County's Comprehensive Land Use Plan.

- B. The purpose of this Ordinance is to provide a framework for the development and use of land in Montgomery County, Maryland, and to ensure that the development and use of land is consistent with the County's Comprehensive Zoning Ordinance and the County's Comprehensive Land Use Plan.

- C. The purpose of this Ordinance is to provide a framework for the development and use of land in Montgomery County, Maryland, and to ensure that the development and use of land is consistent with the County's Comprehensive Zoning Ordinance and the County's Comprehensive Land Use Plan.

- D. The purpose of this Ordinance is to provide a framework for the development and use of land in Montgomery County, Maryland, and to ensure that the development and use of land is consistent with the County's Comprehensive Zoning Ordinance and the County's Comprehensive Land Use Plan.

2.03. Land Use Planning

- A. The purpose of this Ordinance is to provide a framework for the development and use of land in Montgomery County, Maryland, and to ensure that the development and use of land is consistent with the County's Comprehensive Zoning Ordinance and the County's Comprehensive Land Use Plan.

- B. Where it is deemed appropriate that an area be zoned for commercial, industrial, or institutional use, as set forth in Section 2-403 C of this Ordinance, such an area may be zoned in accordance with zoning provisions of Montgomery County Code and specific regulations, as set forth in this element, and not in accordance with the provisions of the County's Comprehensive Zoning Ordinance.

- C. Within areas designated as a Town Planning Area (TPA) where specific land use policies have not been developed in accordance with the provisions of Section 2-401 B, the land use regulations of the County's Comprehensive Zoning Ordinance shall apply.

Mariposa County General Plan
Land Use Element

Commercial Neighborhood 1 and 2 (CN-1 & CN-2), and Resort Commercial (CR) land use categories shall apply as an interim land use policy. This interim land use policy shall remain in effect until such time as it is necessary or convenient to develop and adopt specific land use policies for the TPA.

- D. Subdivision maps shall be required to conform to all applicable requirements of state law to include, but not limited to, the Solar Rights Act and the incorporation of solar design measures in tentative subdivision maps.
- E. The Planning Department shall develop and maintain an inventory of each of the eighteen planning areas described in Section 6.000 of Document III. This inventory shall include, but shall not be limited to, the number of improved and unimproved parcels, development potential by land use classification, population and growth estimates. This inventory shall serve as the basis for annual reports on General Plan implementation as required by law.

3.611 Land Use Element Implementation Standards

- A. Any project proposed in accordance with the provisions of Section 3.403 C and D of this element shall conform to all applicable county policies and regulations and applicable provisions of State law to include, but not limited to the following:
 - 1. Title 5 of the Mariposa County Code, Business Taxes, Licenses and Regulations.
 - 2. Title 8 of Mariposa County Code, Health and Safety.
 - 3. Title 9 of the Mariposa County Code, Public Peace, Morals and Welfare.
 - 4. Title 10 of Mariposa County Code, Vehicles and Traffic.
 - 5. Title 12 of Mariposa County Code, Streets, Sidewalks and other Public Property.
 - 6. Title 13 of Mariposa County Code, Water and Sewer.
 - 7. Title 15 of Mariposa County Code, Buildings and Construction.
 - 8. Title 16 of Mariposa County Code, Subdivisions.
 - 9. Title 17 of Mariposa County Code, Zoning.
 - 10. Title 18 of Mariposa County Code, Miscellaneous Land Use Regulations.

Mariposa County General Plan
Land Use Element

11. All applicable county policies and standards adopted pursuant to the above referenced code sections such as Sanitation and Road Construction Standards, Fire Safe Guidelines. etc.
- B. For purposes of making such findings as required under Section 3.403 C of this element, information as developed through environmental review (as required by State law and County policy) shall be utilized. Such review to address, but not limited to, the following topics:
1. Earth to include unique geologic or physical features, erosion, and hazards.
 2. Air to include emissions, ambient air quality, odor, or particulate matter.
 3. Water to include absorption rates, runoff, flooding, surface water quality and subsurface quantity.
 4. Plant Life with respect to rare and endangered species.
 5. Animal Life with respect to rare and endangered species and deterioration of critical habitat areas.
 6. Noise to include noise compatibility levels.
 7. Light and Glare to include compatibility with adjacent uses.
 8. Land Use to include compatibility with existing and proposed use of an area.
 9. Natural Resources to include the depletion of natural resource or the effect on future utilization of a natural resource.
 10. Risk such as explosion or upset or the release of hazardous substances.
 11. Population such as dislocation or alteration of existing or planned growth.
 12. Transportation and Circulation such as parking, movement of goods or people or traffic hazards.
 13. Public Services such as fire protection, police protection, schools, parks, maintenance of public facilities and the provision of other general public services.

Mariposa County General Plan
Land Use Element

14. Aesthetics such as scenic areas and compatibility with adjacent development.
15. Cultural Resources such as historic or prehistoric sites, structures, buildings or objects.

3.612 Commercial-Industrial-Manufacturing (CIM) Plan

The purpose of the CIM Plan is to allow flexible commercial, industrial, and manufacturing development in the CR, CG, and M-I classifications while mitigating potential impacts from that development on surrounding areas and County services. The CIM plan should provide desirable development by minimizing land use compatibility conflicts with adjacent uses and properties and encouraging mixed use development, innovative development which provides unique opportunities for employment in the County, and efficient use of the land which preserves the natural environment as much as possible.

Special development standards for circulation, parking, open space, setbacks, on- and off-site improvements, and services should be developed and implemented through the zoning ordinance and the CIM Plan in order to minimize land use compatibility impacts on surrounding uses and traffic. The CIM Plan must be approved and adopted by the Board of Supervisors for development in the CR, CG, and M-I classification prior to issuance of any County development permits. All development in the CR, CG, and M-I classifications must be consistent with the CIM Plan approved for the property. A CIM plan may not be adopted unless the Board of Supervisors finds that the CIM plan and proposed development is consistent with the General Plan.

3.700 LAND USE CLASSIFICATION BOUNDARIES

The following sections are set forth for the purpose of describing land use district boundaries, providing procedures for clarifying boundary descriptions and establishing effect of district descriptions.

3.701 Land Use District Maps

- A. All land located within the boundaries of the County of Mariposa, a political subdivision of the state of California, is subject to the land use policies described in this chapter.
- B. Within the County of Mariposa, land use districts are established as listed in Section 3.401 (Town Planning Areas) and Section 3.402 (Rural Areas) and

within these districts such specific regulations as described in Sections 3.400 through 3.600 shall apply.

- C. The number, shape, area, locations and boundaries of land use districts are established by such map entitled "Mariposa Land Use Map" and amendments thereto, which is maintained in the Mariposa County Planning Office.
- D. The regulations of this land use element governing the use of land and buildings, the height and distances between buildings, the size of yards about buildings, the subdivision of land or creation of a parcel or lot by any means and other matters set forth in this land use element are hereby established and declared to be in effect upon all land located within the boundaries of the County of Mariposa.

3.702 Land Use Boundary Amendments

Any change in the number, shape, area, location, or boundary or any change affecting the use, density or development standards within a land use district or districts, shall be processed in accordance with Mariposa County Code.

3.703 Interpretation of Land Use District Boundaries

Where uncertainty exists as to the boundaries of the aforesaid districts as adopted and made a part hereof, the Planning Director, upon written application or upon its own action, shall determine the location of such boundaries by reference to all available pertinent data and maps. In making such determination, unless the context otherwise indicates, the following rules shall apply:

- A. Where boundaries approximately follow streets, alleys or highways.

Where any district boundary is indicated as approximately following the center line or right-of-way line of any street, alley or highway, the centerline of said street, alley or highway shall be construed to be the boundary of said district.

- B. Where boundaries approximately follow lot lines.

Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be said boundaries.

- C. Where boundaries approximately follow section lines, half section lines, quarter section lines or other legally describable portions of a legal section or projected section.

Where any district boundaries are indicated as approximately following a legally definable section, half section, quarter section, quarter-quarter section or other divisible portion of an established section or projected section line, such lines shall be construed to be the boundary of said district.

- D. Submerged areas not included in district.

All areas within the unincorporated area of the county which are under water and are not shown as included within any district shall be subject to all of the regulations of the district which immediately adjoins the submerged area.

- E. Vacation of public ways

Whenever any street, alley or other public right-of-way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley or public right-of-way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.

3.800 WASTE DISPOSAL FACILITIES AND FLOOD AREA

- A. State law requires that a land use element designate solid and liquid waste disposal facilities and sites. Within the Mariposa County land use map, sewage treatment facility sites are identified by the reference signal "SPS" and solid waste facility sites by reference symbol "DPS".
- B. Specific flood area designations are contained in the Safety Element of the Mariposa County General Plan. Such flood area designations are based upon the Housing and Urban Development Department Flood Prone and Flood Hazard maps of the County. The original maps of these areas are available for public inspection and are maintained by the Mariposa County Planning Office.

Where any other conditions are indicated, appropriate actions should be taken. The following actions are suggested for the various conditions of the land use element:

2. Subsequent land use changes are indicated.

The land use element is a guide to the future land use of the county. It is not a prescription for the future land use of the county. It is a guide to the future land use of the county. It is a guide to the future land use of the county. It is a guide to the future land use of the county.

3. Subsequent land use changes are indicated.

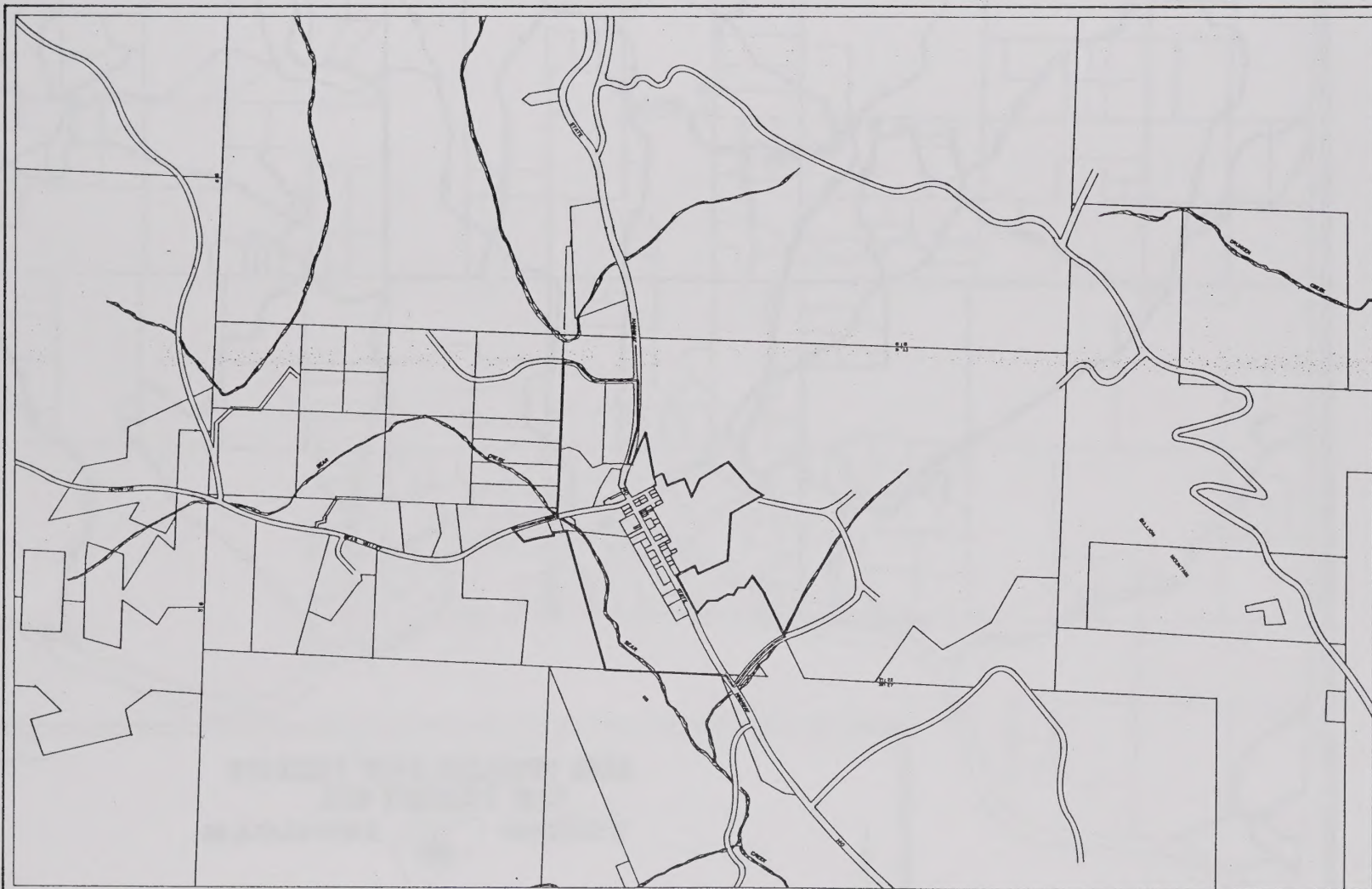
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4. WASTE DISPOSAL FACILITIES AND FLIGHT AREAS

The land use element is a guide to the future land use of the county. It is not a prescription for the future land use of the county. It is a guide to the future land use of the county. It is a guide to the future land use of the county. It is a guide to the future land use of the county.

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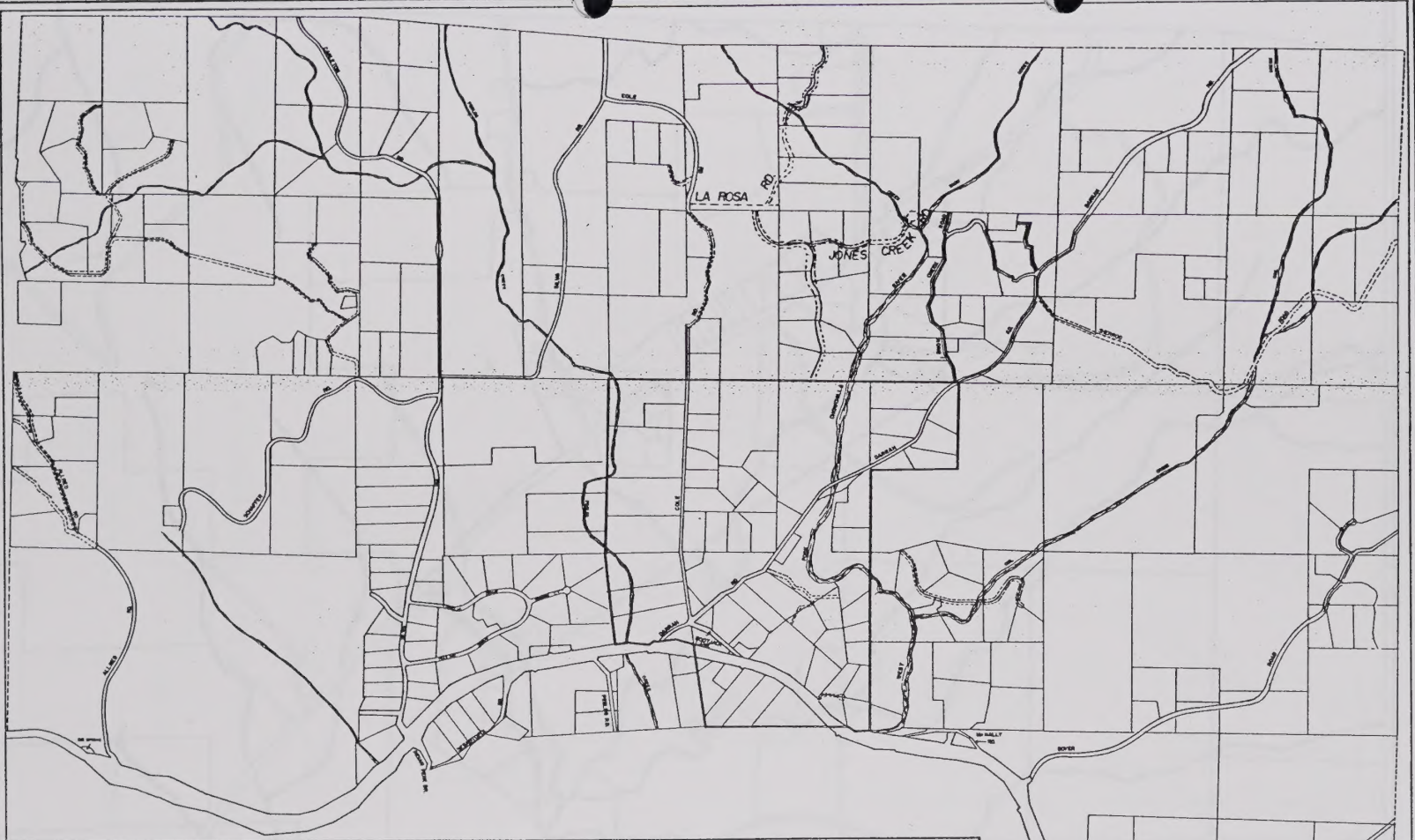
BEAR VALLEY TOWN PLANNING AREA

MARIPOSA COUNTY
PLANNING DEPARTMENT

LEGEND
 --- Boundary of Bear Valley Planning Area

Scale: 1" = 1/2 Mile
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DATE	BY
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DATE	BY



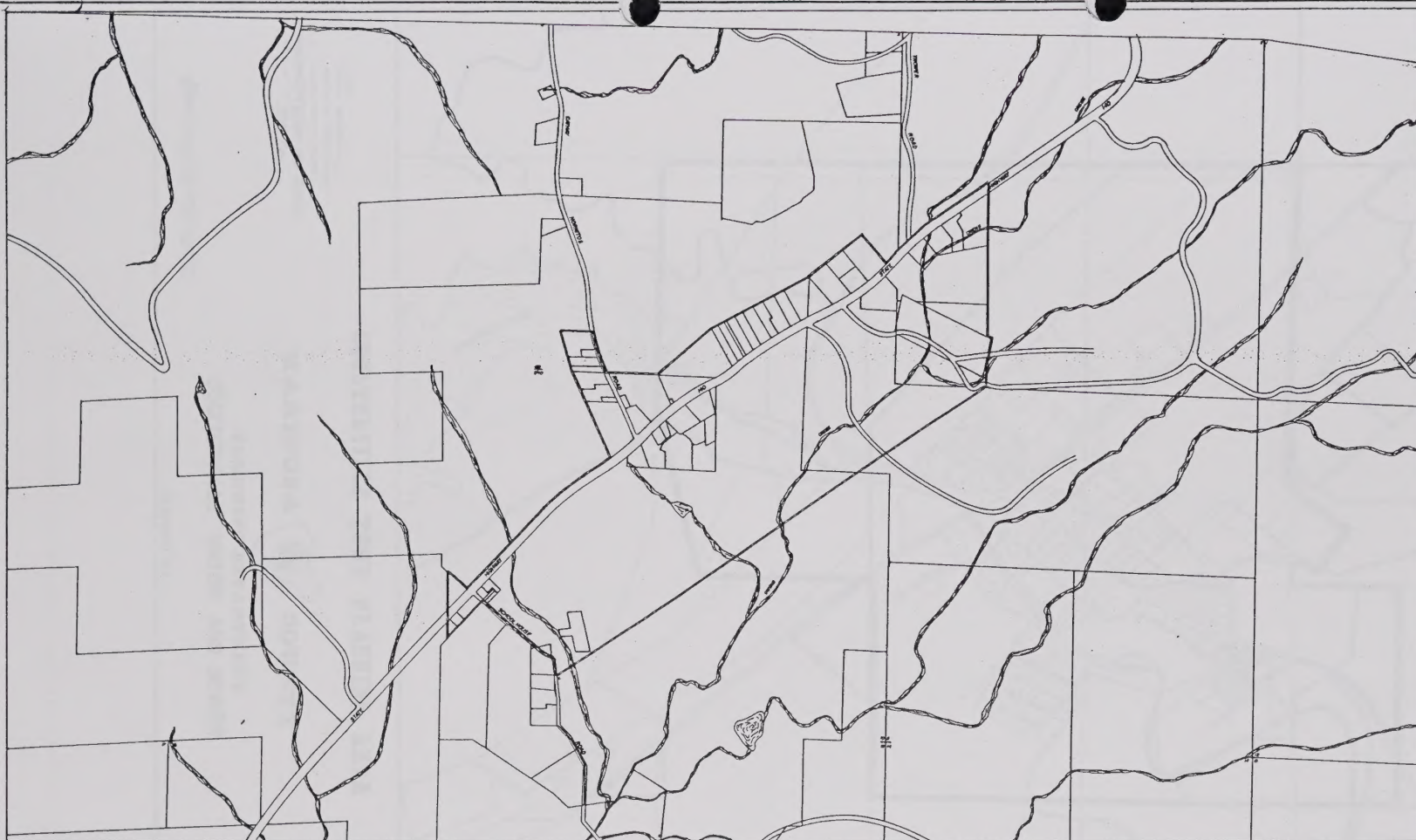
**BOOTJACK TOWN PLANNING AREA
AND VICINITY MAP
MARIPOSA COUNTY**



PLANNING DEPARTMENT

RECORDS	
DATE: 12/28/88	
REVISION: 12/28/88	
FILE NO.: 1266	
CREATED BY: JEN. TRULLIO	







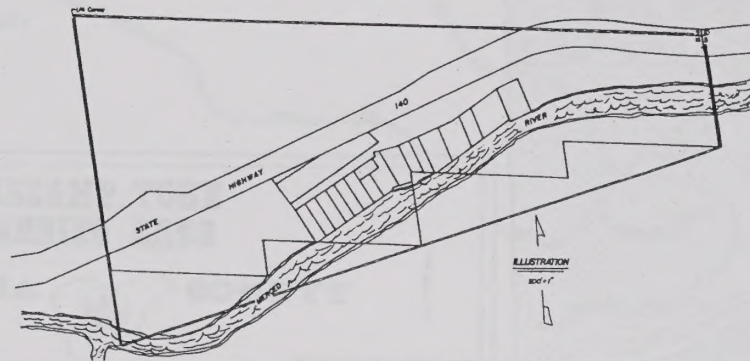
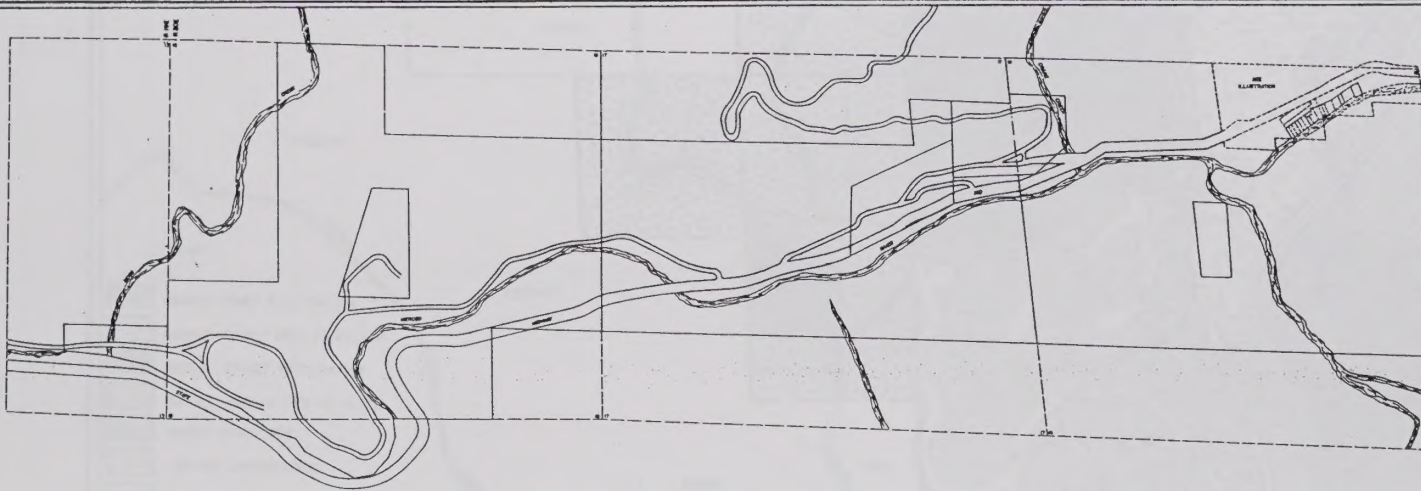
UNITED STATES GEOLOGICAL SURVEY

WASHINGTON, D. C.

DEPARTMENT OF THE INTERIOR
BUREAU OF GEOLOGY

(1902)

Scale of Miles
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Scale of Feet
0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000



EL PORTAL TOWN PLANNING AREA AND VICINITY

MARIPOSA COUNTY
PLANNING DEPARTMENT

LEGEND
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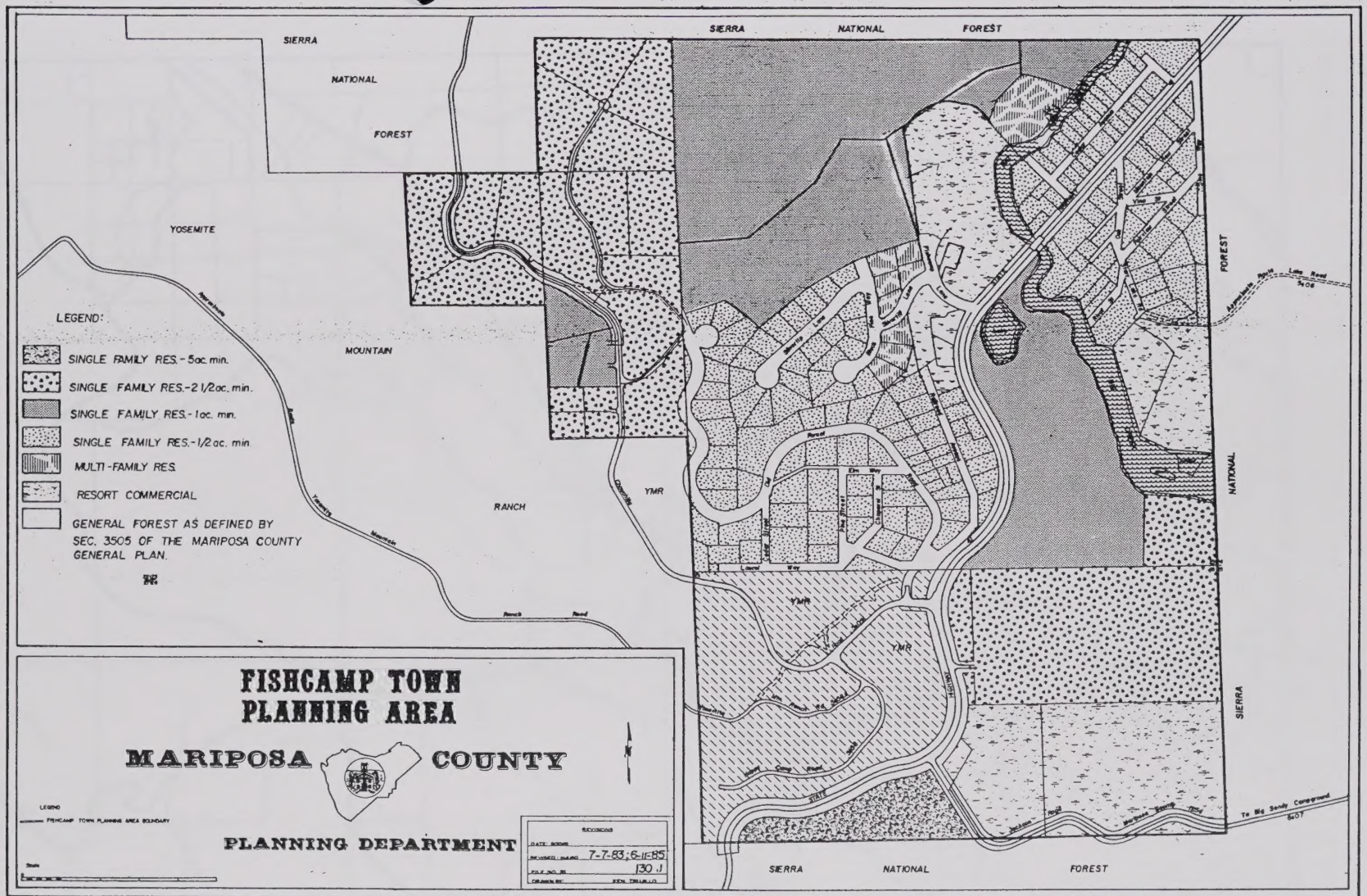
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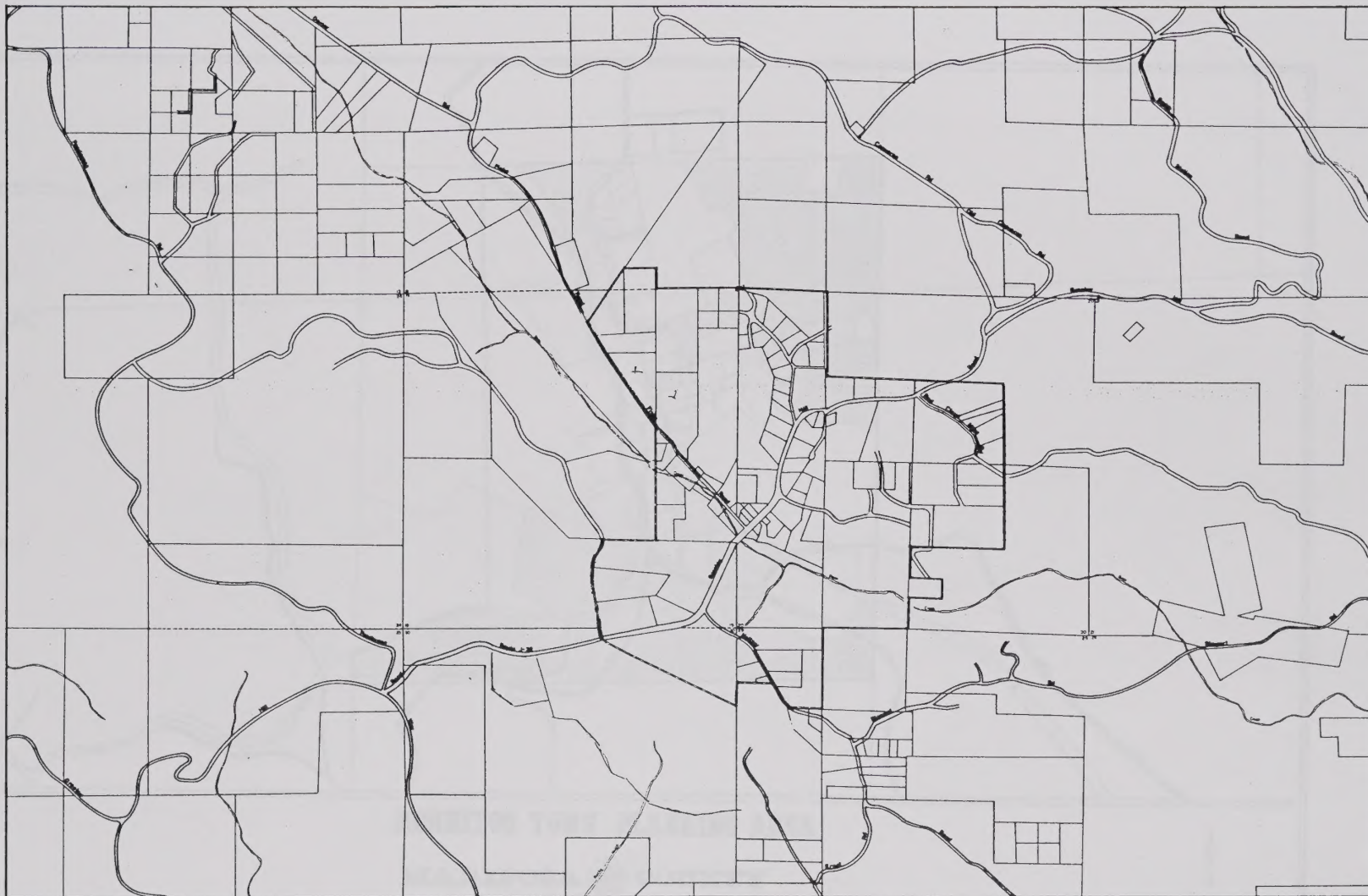
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GREELEY HILL TOWN PLANNING AREA

MARIPOSA COUNTY
PLANNING DEPARTMENT

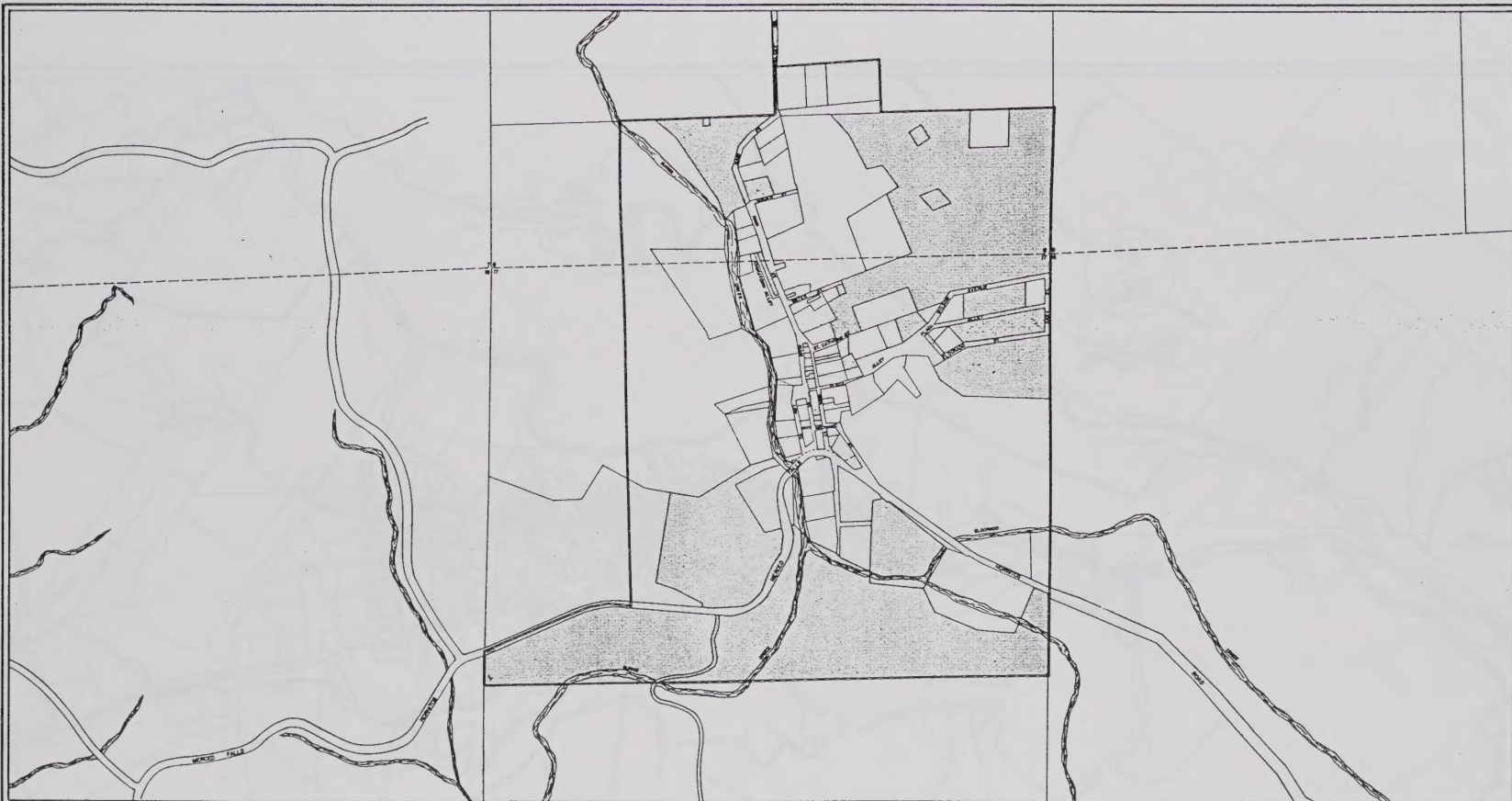
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WATERWAYS OF THE
SOUTHERN REGION

WATERWAYS OF THE
SOUTHERN REGION



HORNITOS TOWN PLANNING AREA

MARIPOSA COUNTY

PLANNING DEPARTMENT

LEGEND
 □ County Property
 --- Hornitos Town Planning Area

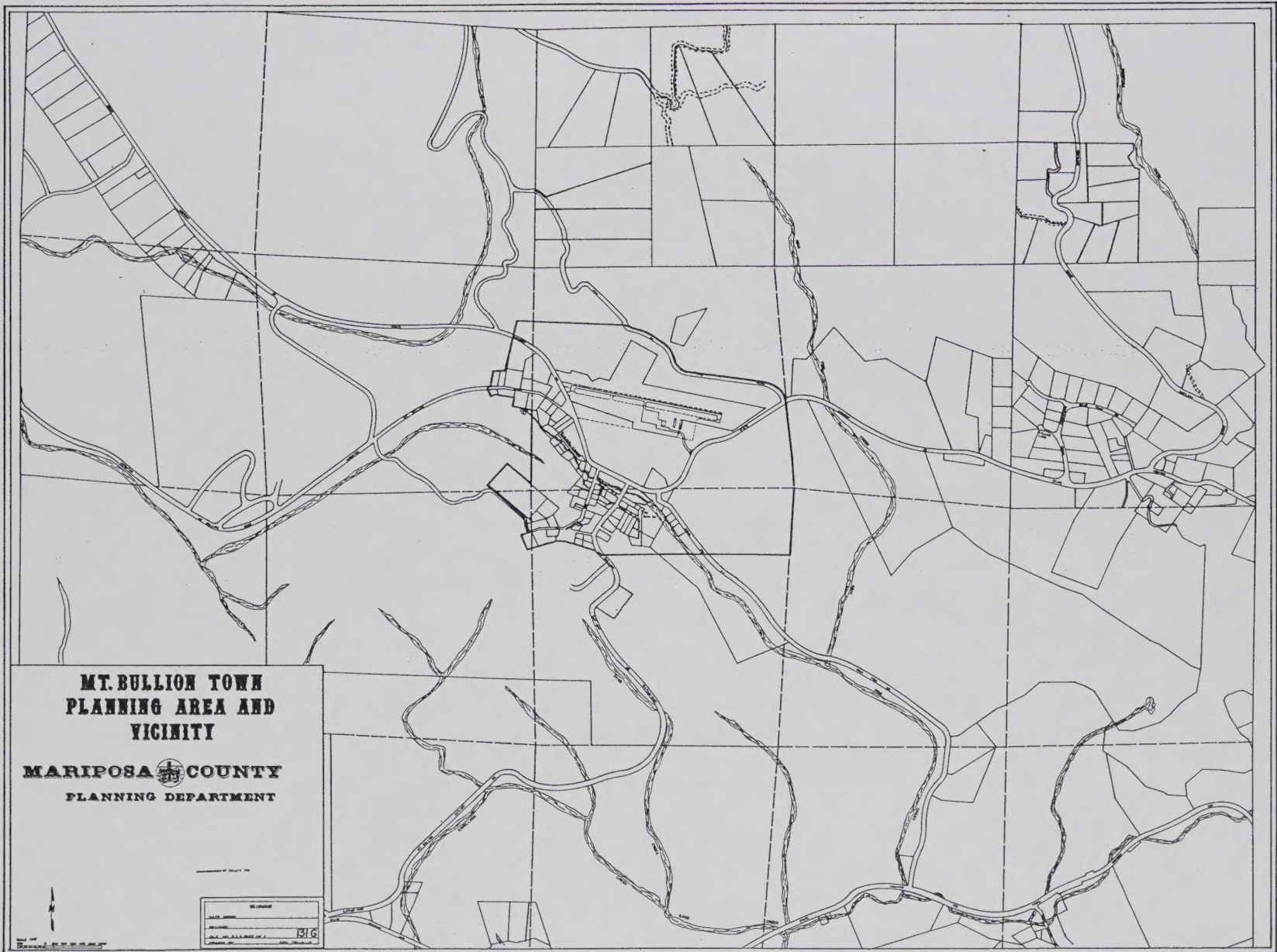
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